

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** West W. Seattle / 16

**Previous Physical Inspection:** 1998

### Sales - Improved Summary:

Number of Sales: 522

Range of Sale Dates: 1/2002 - 12/2003

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$209,300	\$183,600	\$392,900	\$416,900	94.2%	8.88%
<b>2004 Value</b>	\$223,300	\$190,900	\$414,200	\$416,900	99.4%	8.65%
<b>Change</b>	+\$14,000	+\$7,300	+\$21,300		+5.2%	-0.22%
<b>% Change</b>	+6.7%	+4.0%	+5.4%		+5.5%	-2.52%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -2.52% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$226,600	\$174,800	\$401,400
<b>2004 Value</b>	\$241,800	\$181,500	\$423,300
<b>Percent Change</b>	+6.7%	+3.8%	+5.5%

Number of one to three unit residences in the Population: 5059

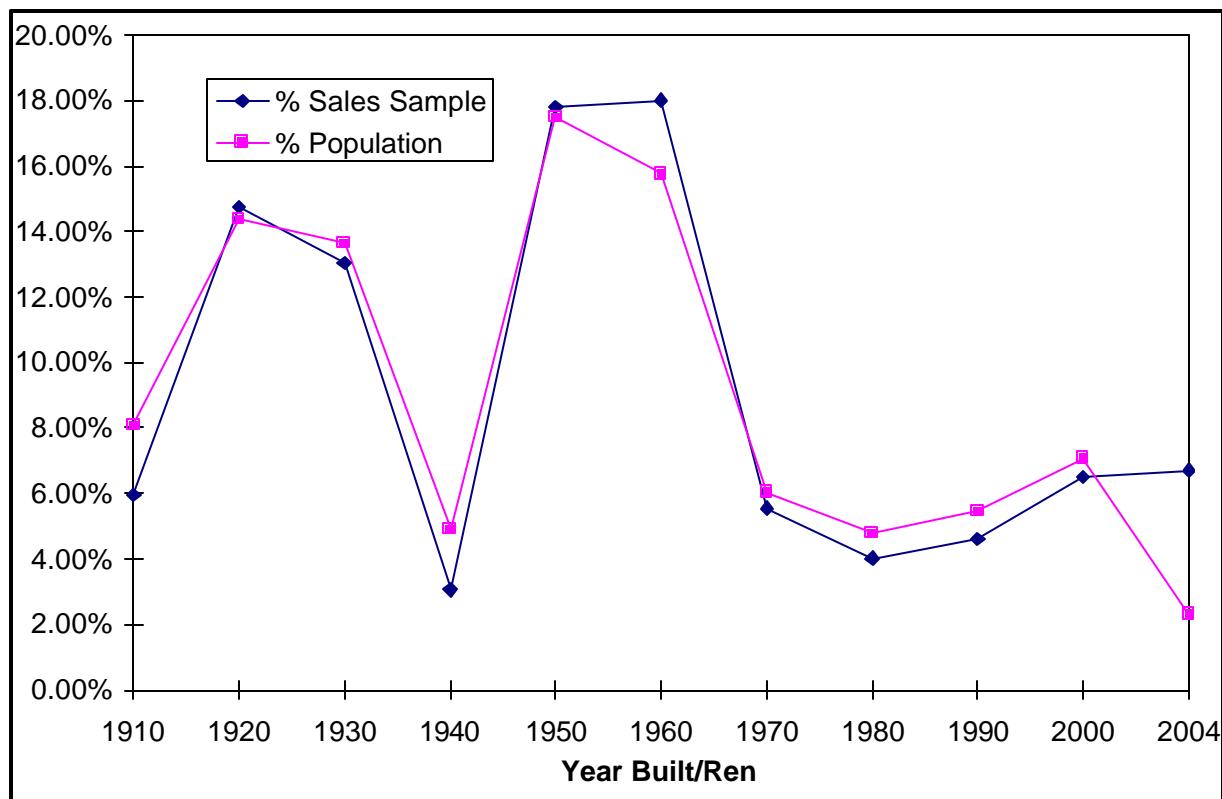
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated prior to 1940 had higher average ratios than other improvements. Also, houses located in Neighborhood six had higher average ratios than other properties and needed a downward adjustment. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	31	5.94%
1920	77	14.75%
1930	68	13.03%
1940	16	3.07%
1950	93	17.82%
1960	94	18.01%
1970	29	5.56%
1980	21	4.02%
1990	24	4.60%
2000	34	6.51%
2004	35	6.70%
	522	

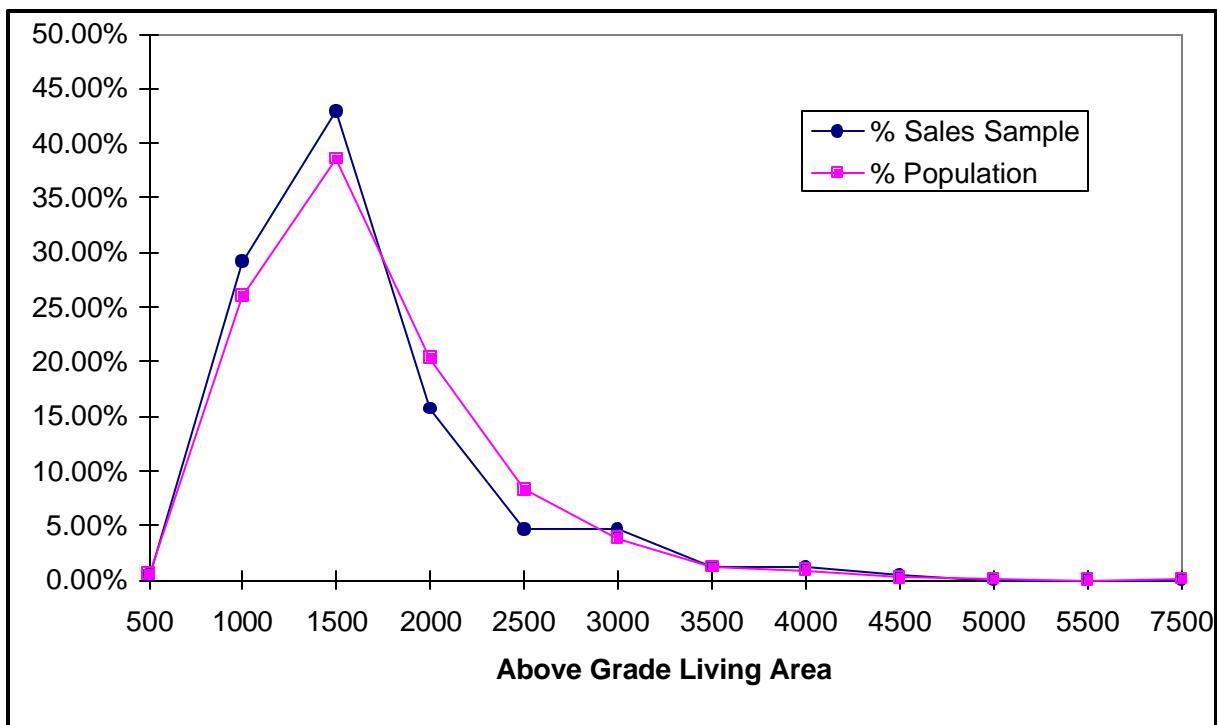
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	410	8.10%
1920	727	14.37%
1930	690	13.64%
1940	249	4.92%
1950	885	17.49%
1960	798	15.77%
1970	306	6.05%
1980	242	4.78%
1990	277	5.48%
2000	358	7.08%
2004	117	2.31%
	5059	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

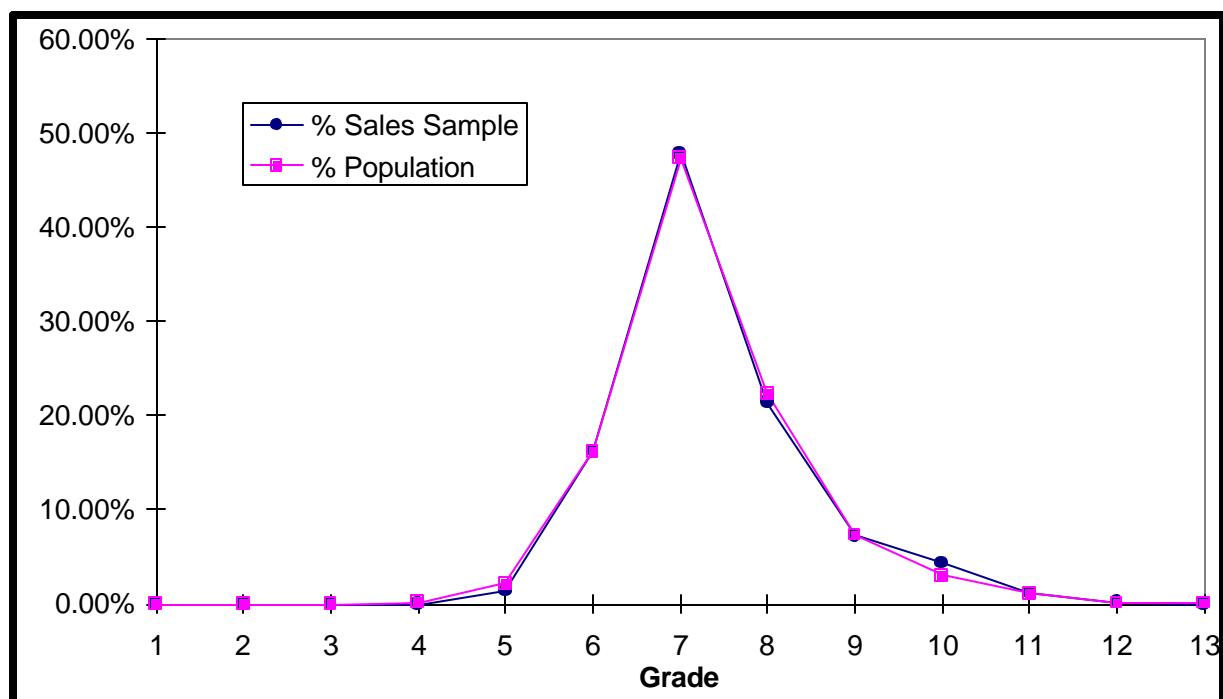
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.38%	500	30	0.59%
1000	152	29.12%	1000	1315	25.99%
1500	224	42.91%	1500	1951	38.56%
2000	82	15.71%	2000	1028	20.32%
2500	24	4.60%	2500	418	8.26%
3000	24	4.60%	3000	193	3.81%
3500	6	1.15%	3500	61	1.21%
4000	6	1.15%	4000	45	0.89%
4500	2	0.38%	4500	10	0.20%
5000	0	0.00%	5000	5	0.10%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	3	0.06%
	522			5059	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

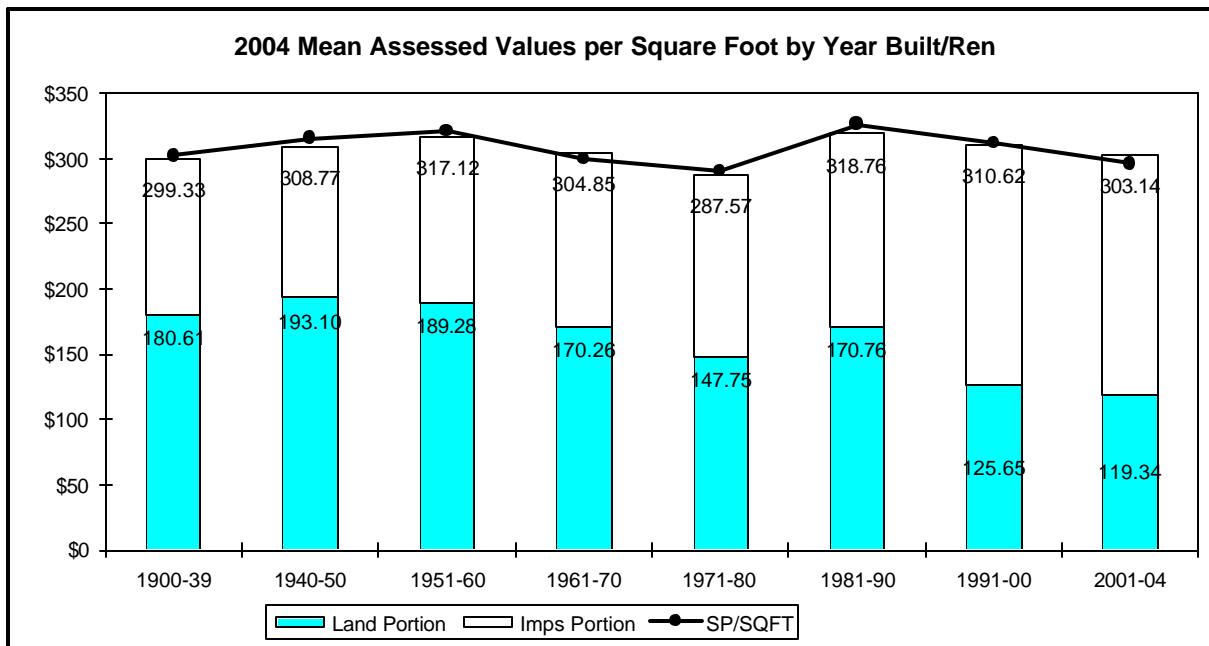
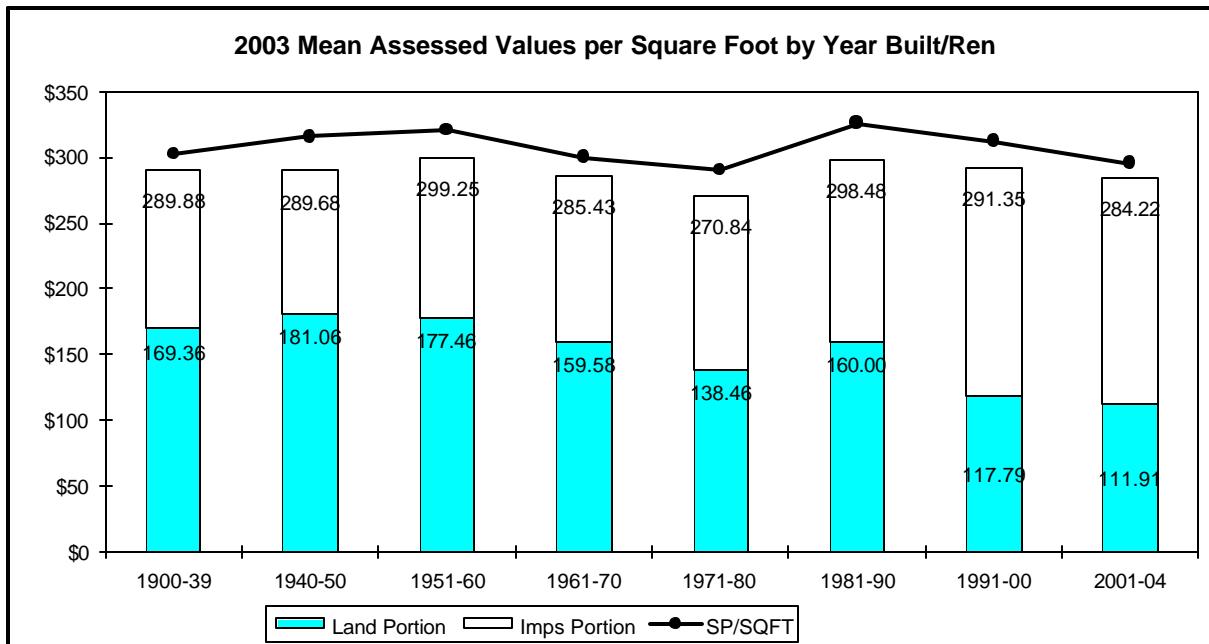
## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	10	0.20%
5	7	1.34%	5	110	2.17%
6	85	16.28%	6	820	16.21%
7	250	47.89%	7	2397	47.38%
8	112	21.46%	8	1131	22.36%
9	38	7.28%	9	372	7.35%
10	23	4.41%	10	151	2.98%
11	6	1.15%	11	56	1.11%
12	1	0.19%	12	9	0.18%
13	0	0.00%	13	3	0.06%
522			5059		



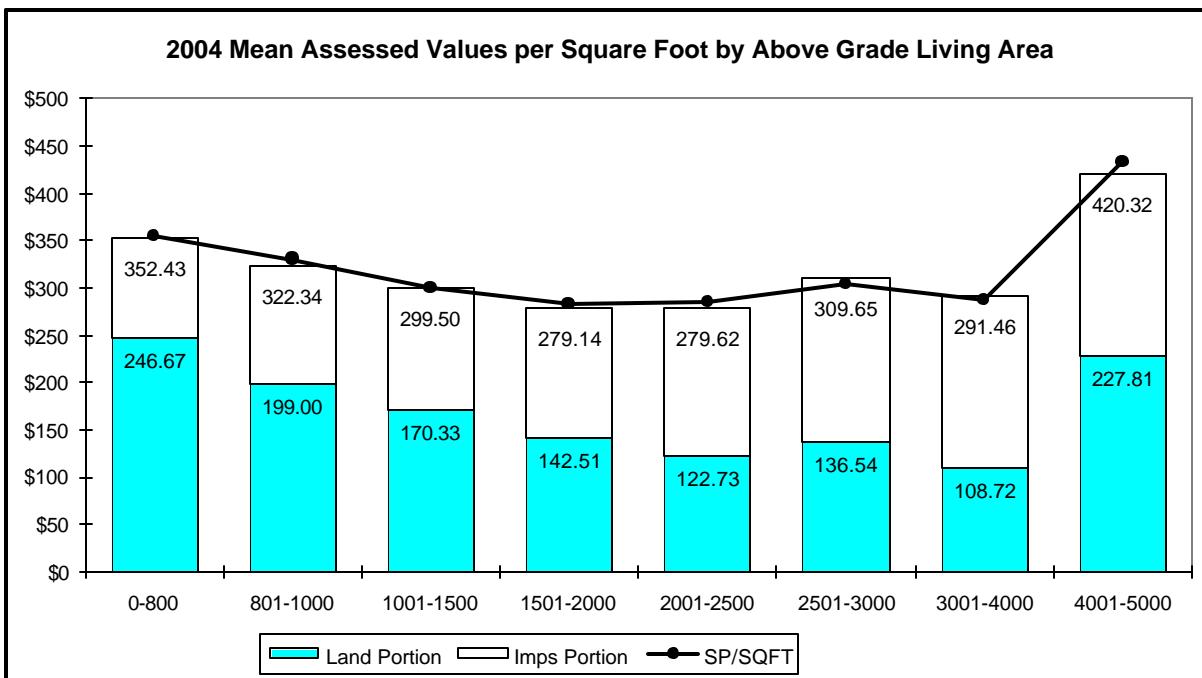
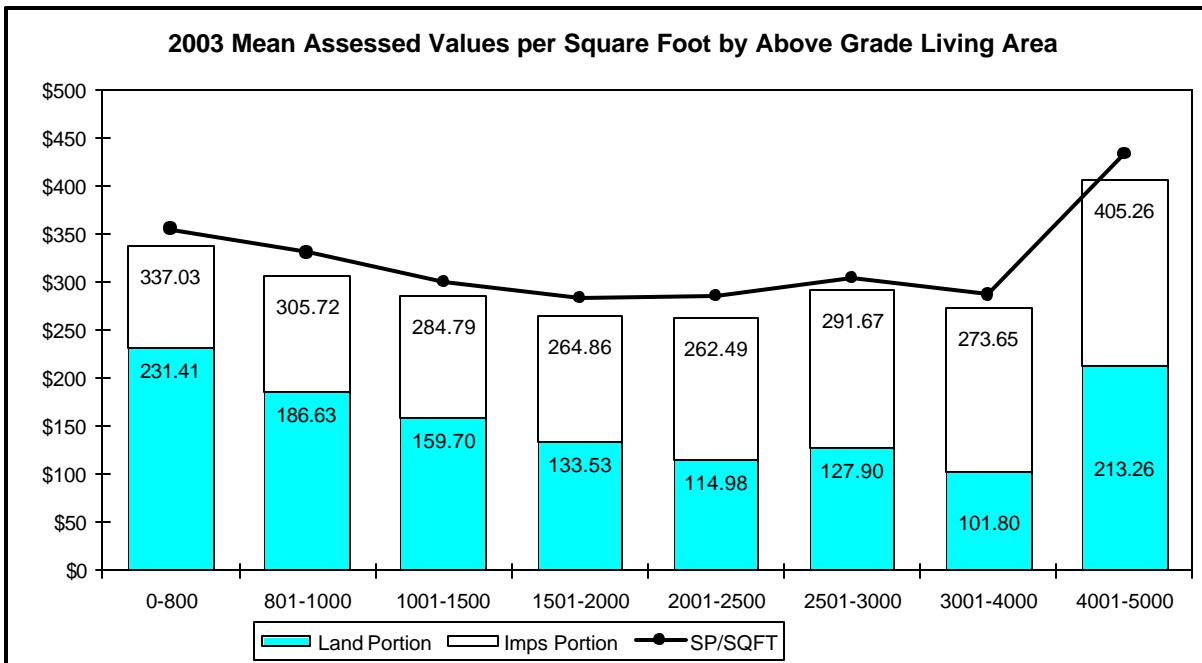
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated**



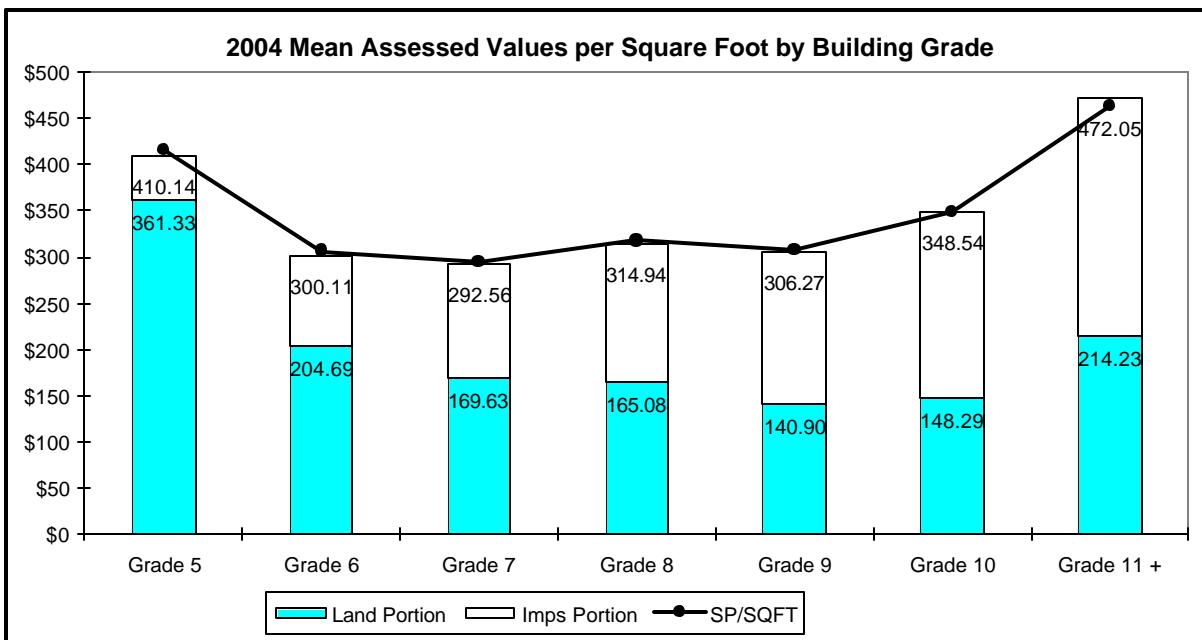
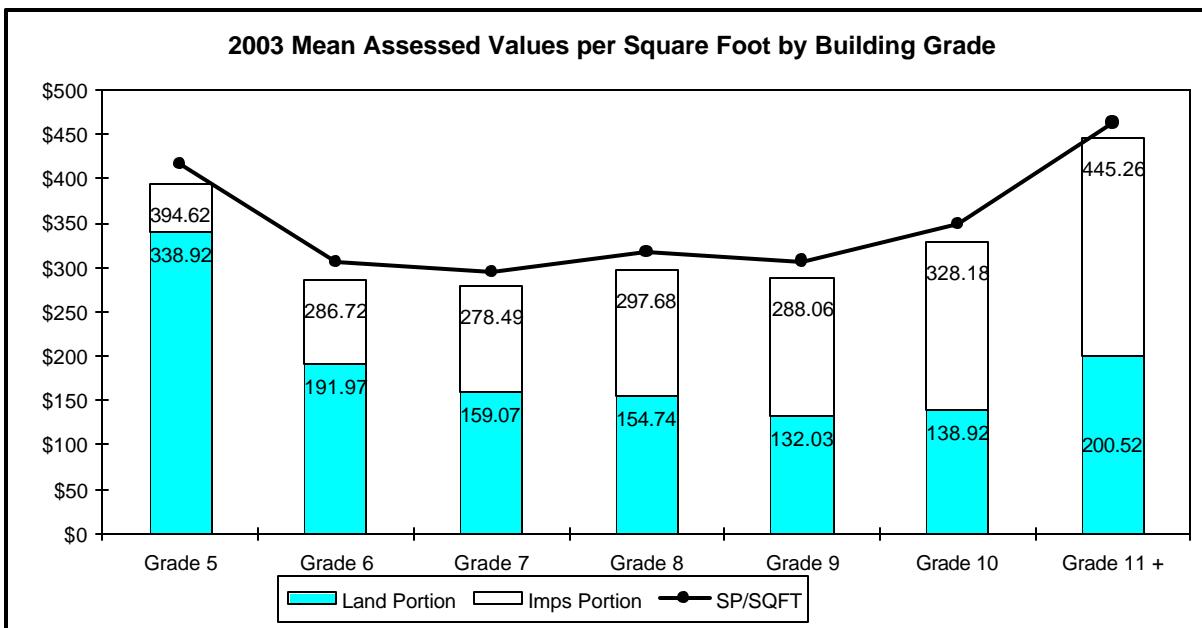
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***

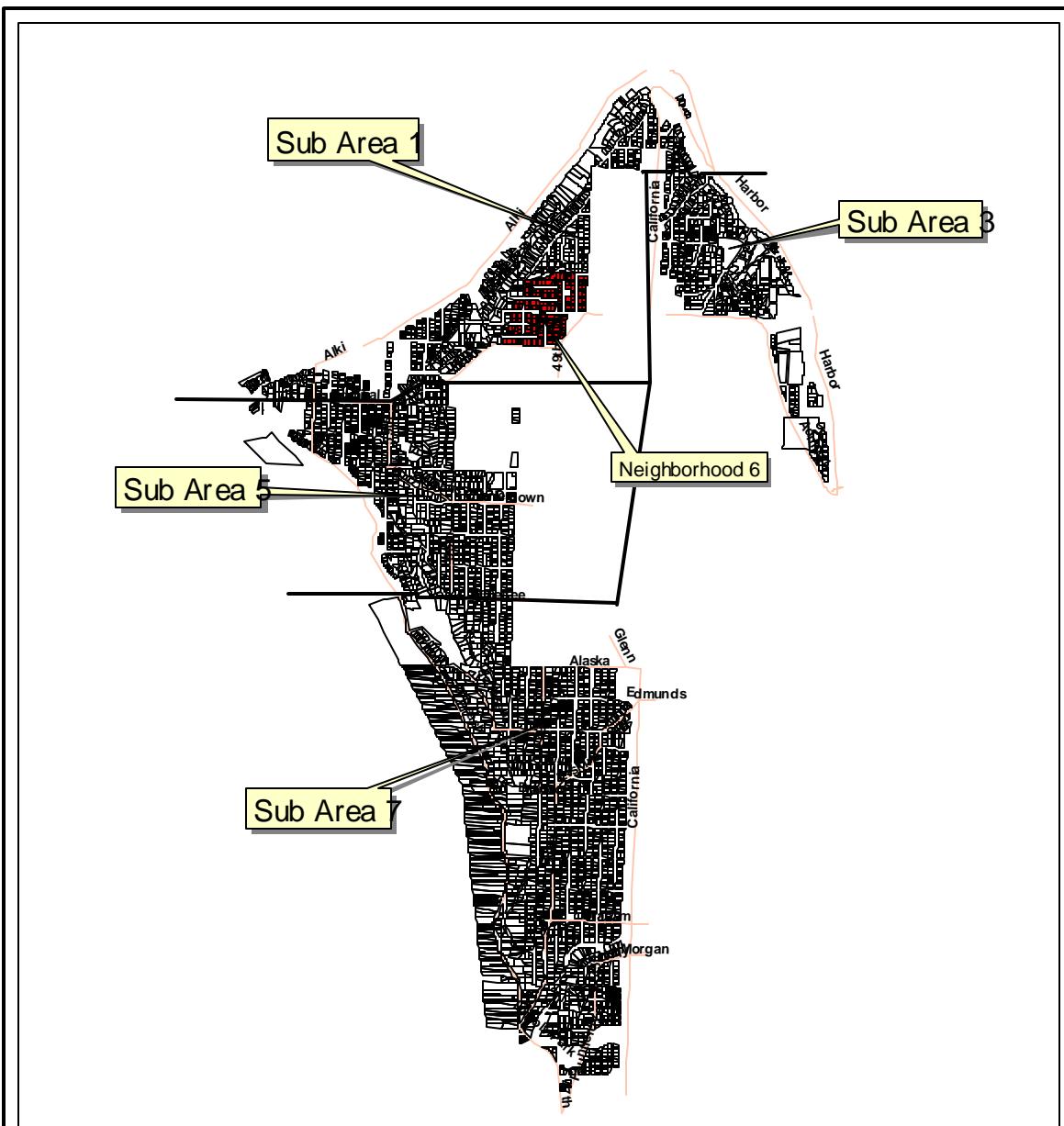


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade**

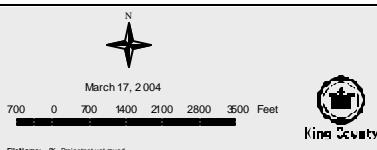


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



**West W. Seattle**  
*Sub Areas and Neighborhood 6*

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**Legend**

Area 16 Neighborhood
6 Streets.shp

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 8 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.4% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.054, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 522 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated prior to 1940 had higher average ratios than other improvements. Also, houses located in Neighborhood six had higher average ratios than other properties and needed a downward adjustment.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / \{ .9354188 + (0.02838074 \text{ If Year Built or Renovation is prior to 1940}) + (0.06133075 \text{ If the property is located in Neighborhood 6}) \}$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value \* 1.04)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value \* 1.04).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value \* 1.04) unless the improvement value is \$10,000 or less, in which case there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, the model developed for residential properties on residential zoned land will apply.

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 16 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.90%

#### Old YearBuilt/Ren

Yes

% Adjustment

-3.15%

#### Nbhd 6

Yes

% Adjustment

-6.58%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a house built or renovated prior to 1940 would *approximately* receive a 3.75% upward adjustment (6.9% - 3.15%). 1988 parcels out of 5059 improved parcels in the population are receiving this adjustment.

A parcel located in neighborhood 6 would approximately receive a 0.32% upward adjustment (6.9% - 6.58%). 216 parcels out of 5059 improved parcels in the population are receiving this adjustment.

There are 80 parcels in the population that would receive both the Old YearBuilt and Neighborhood 6 adjustment. Those parcels will approximately receive a -2.83% downward adjustment (6.9% - 3.15% - 6.58%).

58% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.4%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	7	0.949	0.986	3.8%	0.918	1.053
6	85	0.937	0.980	4.6%	0.960	1.000
7	250	0.946	0.993	5.0%	0.983	1.003
8	112	0.938	0.992	5.8%	0.975	1.008
9	38	0.936	0.995	6.3%	0.965	1.025
10	23	0.941	0.997	6.0%	0.963	1.032
11	6	0.964	1.022	6.0%	0.905	1.139
12	1	1.004	1.073	6.9%	N/A	N/A
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1939	186	0.958	0.989	3.3%	0.977	1.001
1940-1950	99	0.919	0.979	6.6%	0.961	0.998
1951-1960	94	0.934	0.989	5.9%	0.973	1.005
1961-1970	29	0.957	1.022	6.8%	0.990	1.054
1971-1980	21	0.944	1.004	6.3%	0.957	1.050
1981-1990	24	0.902	0.964	6.8%	0.921	1.006
1991-2000	34	0.936	0.998	6.6%	0.968	1.029
>2000	35	0.963	1.028	6.7%	0.999	1.056
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair or less	6	0.959	1.003	4.6%	0.925	1.081
Average	225	0.948	1.003	5.8%	0.992	1.015
Good	237	0.936	0.986	5.2%	0.974	0.997
Very Good	54	0.940	0.984	4.6%	0.960	1.007
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	340	0.938	0.991	5.6%	0.981	1.000
1.5	82	0.954	0.991	3.9%	0.973	1.008
2	85	0.947	1.002	5.8%	0.984	1.021
2.5	4	0.922	0.973	5.5%	0.773	1.173
3	10	0.931	0.994	6.8%	0.918	1.071
3.5	1	0.957	1.023	6.9%	N/A	N/A

## Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.4%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

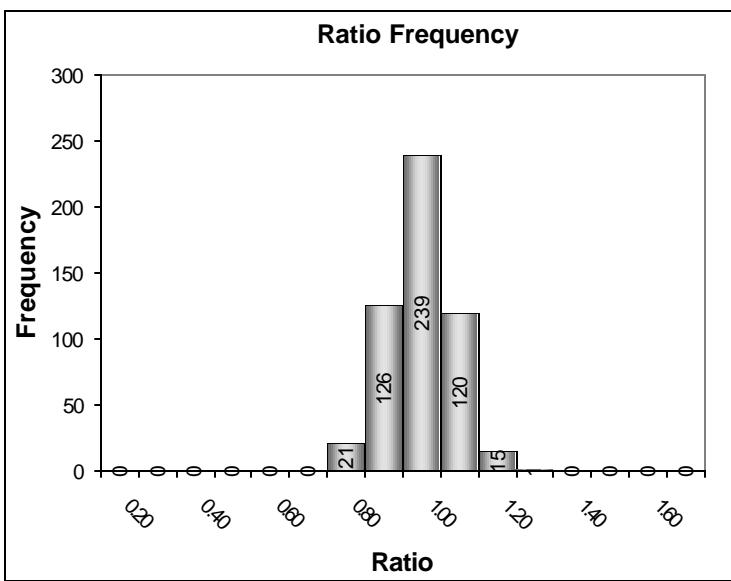
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	55	0.952	0.995	4.5%	0.975	1.016
0801-1000	99	0.926	0.976	5.4%	0.958	0.993
1001-1500	224	0.949	0.998	5.1%	0.986	1.009
1501-2000	82	0.935	0.985	5.4%	0.966	1.005
2001-2500	24	0.919	0.979	6.5%	0.937	1.020
2501-3000	24	0.961	1.020	6.2%	0.990	1.050
3001-4000	12	0.953	1.015	6.5%	0.964	1.065
4001-5000	2	0.937	0.972	3.7%	-0.001	1.945
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	339	0.939	0.986	5.0%	0.977	0.995
Y	183	0.946	1.001	5.9%	0.989	1.014
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	511	0.939	0.990	5.4%	0.983	0.998
Y	11	0.999	1.052	5.3%	1.006	1.097
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	100	0.947	0.987	4.2%	0.970	1.004
3	50	0.963	1.015	5.4%	0.995	1.035
5	110	0.916	0.976	6.6%	0.959	0.993
7	262	0.948	1.000	5.5%	0.989	1.011
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	21	0.974	1.029	5.6%	0.992	1.066
3000-5000	180	0.945	0.993	5.0%	0.980	1.006
5001-8000	267	0.941	0.993	5.5%	0.982	1.003
8001-12000	37	0.947	1.008	6.4%	0.985	1.031
12001-16000	10	0.905	0.951	5.0%	0.908	0.993
16001-40000	7	0.928	0.981	5.7%	0.873	1.088
Neighborhood 6	COUNT	2003 WEIGHTED MEAN	2004 WEIGHTED MEAN	PERCENT CHANGE	2004 LOWER 95% C.L. using TINV	2004 UPPER 95% C.L. using TINV
Y	29	1.002	0.993	-0.8%	0.968	1.019
N	493	0.940	0.994	5.8%	0.986	1.001

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 3/17/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>16 - West Seattle</b>	<b>Appr ID:</b> BKAL	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	522		
<b>Mean Assessed Value</b>	392,900		
<b>Mean Sales Price</b>	416,900		
<b>Standard Deviation AV</b>	218,614		
<b>Standard Deviation SP</b>	231,472		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.949		
<b>Median Ratio</b>	0.958		
<b>Weighted Mean Ratio</b>	0.942		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.725		
<b>Highest ratio:</b>	1.229		
<b>Coefficient of Dispersion</b>	7.00%		
<b>Standard Deviation</b>	0.084		
<b>Coefficient of Variation</b>	8.88%		
<b>Price Related Differential (PRD)</b>	1.007		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.947		
Upper limit	0.966		
<b>95% Confidence: Mean</b>			
Lower limit	0.942		
Upper limit	0.956		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5059		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.084		
<b>Recommended minimum:</b>	11		
<b>Actual sample size:</b>	522		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	240		
# ratios above mean:	282		
Z:	1.838		
<b>Conclusion:</b>	<b>Normal*</b>		
<b>*i.e. no evidence of non-normality</b>			



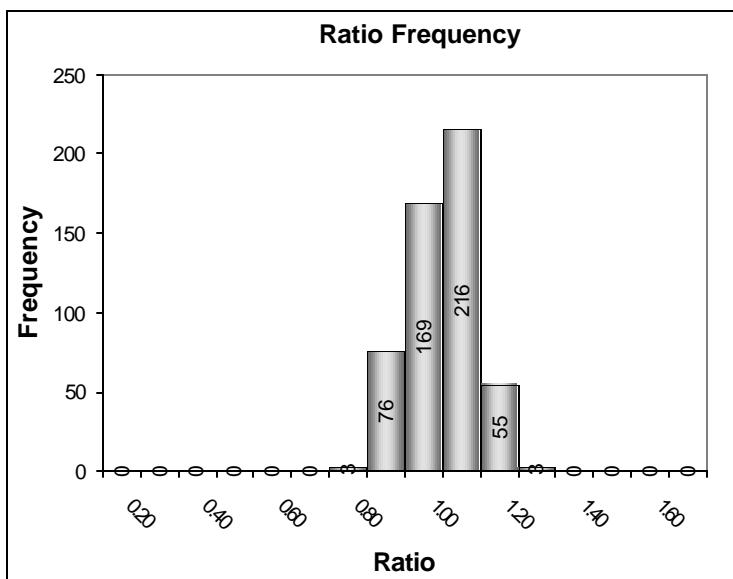
### COMMENTS:

1 to 3 Unit Residences throughout area 16

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/17/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>16 - West Seattle</b>	<b>Appr ID:</b> BKAL	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	522		
<b>Mean Assessed Value</b>	414,200		
<b>Mean Sales Price</b>	416,900		
<b>Standard Deviation AV</b>	231,548		
<b>Standard Deviation SP</b>	231,472		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.006		
<b>Weighted Mean Ratio</b>	0.994		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.775		
<b>Highest ratio:</b>	1.232		
<b>Coefficient of Dispersion</b>	6.92%		
<b>Standard Deviation</b>	0.086		
<b>Coefficient of Variation</b>	8.65%		
<b>Price Related Differential (PRD)</b>	1.005		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.996		
Upper limit	1.016		
<b>95% Confidence: Mean</b>			
Lower limit	0.991		
Upper limit	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5059		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.086		
<b>Recommended minimum:</b>	12		
<b>Actual sample size:</b>	522		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	242		
# ratios above mean:	280		
Z:	1.663		
<b>Conclusion:</b>	<b>Normal*</b>		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout area 16

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>	
001	938520	0090	12/1/03	\$190,000	780	0	5	1924	1	4800	N	N	2444 WICKSTROM PL SW	
001	927420	1660	10/1/03	\$265,000	750	0	6	1906	4	3500	N	N	1506 45TH AV SW	
001	299780	0115	7/1/02	\$289,950	790	80	6	1947	3	4522	N	N	3009 59TH AV SW	
001	058500	0065	4/1/02	\$242,000	790	250	6	1914	3	6200	N	N	5034 SW PRINCE ST	
001	765240	0060	12/1/03	\$250,000	860	0	6	1909	3	3600	N	N	2619 MARINE AV SW	
001	091300	0320	9/1/03	\$340,000	950	0	6	1910	3	4804	Y	N	2314 HALLECK AV SW	
001	938520	0075	3/1/03	\$342,000	980	760	6	1931	4	4300	N	N	2446 55TH AV SW	
001	927620	1110	3/1/03	\$266,000	1020	0	6	1976	3	3500	N	N	2632 49TH AV SW	
001	015100	0055	10/1/03	\$350,000	1180	0	6	1914	3	4920	N	N	3041 64TH AV SW	
001	058500	0445	9/1/03	\$300,000	1470	400	6	1900	4	5000	N	N	5023 SW GRAYSON ST	
001	637200	0065	10/1/03	\$305,000	780	780	7	1926	3	3600	N	N	2555 57TH AV SW	
001	350510	0314	6/1/02	\$262,600	800	0	7	1946	4	7000	N	N	5109 SW OLGA ST	
001	637350	0100	3/1/03	\$317,000	840	375	7	1938	4	4840	N	N	3056 64TH AV SW	
001	637200	0155	9/1/02	\$380,000	890	890	7	1997	3	4520	N	N	2565 56TH AV SW	
001	928120	0006	12/1/02	\$325,000	900	220	7	1927	3	5000	N	N	4906 SW WAITE ST	
001	005900	0710	3/1/03	\$334,950	910	220	7	1941	3	4900	N	N	2700 56TH AV SW	
001	761620	0030	6/1/03	\$310,000	950	0	7	1952	3	5814	N	N	5052 SW OLGA ST	
001	350510	0360	5/1/02	\$365,000	1040	500	7	1910	3	5250	Y	N	2652 52ND AV SW	
001	005600	0050	8/1/03	\$530,000	1050	930	7	1951	4	5750	Y	N	5740 SW ADMIRAL WY	
001	005600	0045	10/1/03	\$472,732	1050	920	7	1951	4	7524	Y	N	5744 SW ADMIRAL WY	
001	005900	0430	10/1/03	\$370,000	1100	300	7	1940	4	5400	Y	N	5340 SW ADMIRAL WY	
001	761620	0015	6/1/03	\$258,020	1110	0	7	1952	3	6120	N	N	5065 SW WAITE ST	
001	927620	1480	9/1/02	\$336,000	1110	450	7	1951	4	5500	N	N	2627 50TH AV SW	
001	005900	0410	2/1/03	\$430,000	1110	420	7	1941	4	5000	Y	N	5350 SW ADMIRAL WY	
001	927920	1040	4/1/02	\$406,000	1120	0	7	1928	4	3750	Y	N	1919 47TH AV SW	
001	091300	0140	6/1/03	\$485,000	1130	600	7	1912	4	4792	Y	N	2104 HALLECK AV SW	
001	015200	0061	3/1/02	\$539,000	1140	700	7	1941	4	4300	Y	N	2960 ALKI AV SW	
001	928120	0040	3/1/02	\$267,000	1140	850	7	1930	3	3700	N	N	2344 50TH AV SW	
001	762220	0065	12/1/02	\$480,000	1140	800	7	1916	4	3536	Y	N	2608 58TH AV SW	
001	927620	1260	10/1/03	\$345,000	1210	220	7	1927	4	6000	N	N	2645 49TH AV SW	

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	927620	1260	6/1/02	\$329,950	1210	220	7	1927	4	6000	N	N	2645 49TH AV SW
001	637350	0070	5/1/03	\$335,000	1220	0	7	1939	4	7260	N	N	3044 64TH AV SW
001	927620	1525	2/1/03	\$332,000	1230	900	7	1960	3	5500	N	N	2649 50TH AV SW
001	927920	0975	6/1/02	\$400,000	1240	600	7	1918	4	5000	Y	N	2129 47TH AV SW
001	637450	0005	10/1/03	\$462,500	1270	600	7	1979	4	4854	N	N	6415 SW STEVENS ST
001	927220	1085	1/1/03	\$392,000	1270	1070	7	1955	4	3900	N	N	4110 SW ATLANTIC ST
001	005900	0510	6/1/02	\$465,000	1290	1000	7	1959	4	5143	Y	N	5308 SW ADMIRAL WY
001	928170	0090	10/1/03	\$399,950	1310	740	7	1960	3	4900	N	N	2356 48TH AV SW
001	928170	0075	12/1/03	\$410,000	1310	740	7	1960	3	6120	N	N	2348 48TH AV SW
001	928170	0106	10/1/03	\$410,000	1310	740	7	1960	3	5740	N	N	2362 48TH AV SW
001	928170	0045	7/1/03	\$390,000	1310	740	7	1960	3	6106	N	N	2334 48TH AV SW
001	928170	0060	6/1/03	\$380,000	1310	740	7	1959	3	5950	N	N	2340 48TH AV SW
001	928170	0035	5/1/03	\$375,000	1310	740	7	1959	3	6264	N	N	2328 48TH AV SW
001	091400	0065	5/1/02	\$380,000	1340	0	7	1933	4	3640	Y	N	2212 BONAIR PL SW
001	927120	0040	8/1/02	\$435,000	1340	420	7	1933	3	11880	Y	N	1024 CALIFORNIA LN SW
001	928120	0005	2/1/02	\$270,000	1340	0	7	1928	3	5000	N	N	4902 SW WAITE ST
001	927920	0230	12/1/02	\$425,000	1480	900	7	1955	3	8371	N	N	4907 SW WALKER ST
001	927620	1166	2/1/02	\$268,000	1492	0	7	2001	3	2875	N	N	2600 49TH AV SW
001	762220	0205	3/1/02	\$322,000	1540	0	7	1968	3	5200	N	N	5710 SW STEVENS ST
001	058500	0269	6/1/03	\$363,000	1560	350	7	1948	3	5775	N	N	5054 SW GRAYSON ST
001	762170	0150	1/1/02	\$400,000	1650	600	7	1922	4	7200	N	N	3040 62ND AV SW
001	761620	0050	5/1/03	\$340,000	1700	0	7	1952	3	6120	N	N	5076 SW OLGA ST
001	350810	0135	11/1/03	\$540,000	1710	0	7	1986	3	4830	Y	N	2351 HOBART AV SW
001	927620	1345	6/1/03	\$280,000	1770	0	7	1914	3	4944	N	N	2640 50TH AV SW
001	637200	0220	12/1/02	\$425,000	1900	0	7	1977	4	4520	Y	N	2518 57TH AV SW
001	102403	9001	6/1/02	\$622,500	1950	0	7	1987	4	16538	Y	N	2472 55TH AV SW
001	938520	0060	9/1/02	\$625,000	2850	0	7	1986	4	4000	N	N	2434 55TH AV SW
001	637200	0190	6/1/03	\$550,000	960	1000	8	2001	3	4520	N	N	2542 57TH AV SW
001	927920	0606	7/1/03	\$340,000	1180	490	8	1952	3	7903	N	N	4900 SW NIESZ CT
001	637450	0090	12/1/03	\$455,000	1240	490	8	1967	3	6880	N	N	3007 66TH AV SW
001	058500	0635	8/1/02	\$380,000	1240	0	8	1921	4	5000	N	N	5016 SW WAITE ST

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001	005900	0625	6/1/02	\$532,500	1270	450	8	1960	4	6177	Y	N	5514 SW LANDER PL
001	005900	0585	8/1/02	\$466,000	1320	580	8	1941	3	7700	Y	N	5540 SW CAMPBELL PL
001	058500	0520	10/1/02	\$469,000	1410	500	8	1923	4	5000	Y	N	5061 SW GRAYSON ST
001	927420	1960	10/1/02	\$475,000	1420	0	8	1929	4	4250	N	N	1529 45TH AV SW
001	927620	1185	11/1/03	\$400,000	1440	0	8	1929	4	4080	N	N	2605 49TH AV SW
001	005900	0400	7/1/02	\$459,000	1480	380	8	1930	3	5000	Y	N	5354 SW ADMIRAL WY
001	005600	0095	4/1/02	\$490,000	1600	350	8	1929	4	5875	Y	N	5702 SW ADMIRAL WY
001	350510	0085	8/1/02	\$469,950	1690	1120	8	1975	3	5000	N	N	5115 SW GRAYSON ST
001	927420	1750	5/1/02	\$440,000	1700	0	8	1928	4	3053	N	N	4408 SW SEATTLE ST
001	102403	9051	2/1/02	\$599,000	1780	650	8	1956	3	24295	Y	N	5318 SW LANDER ST
001	058500	0120	9/1/03	\$485,000	1840	820	8	1992	3	4230	Y	N	2306 51ST AV SW
001	005900	0635	6/1/03	\$545,000	1900	1000	8	1962	3	9456	Y	N	5520 SW LANDER PL
001	927220	0365	4/1/02	\$580,000	1960	0	8	1924	3	5500	Y	N	1408 45TH AV SW
001	091300	0394	2/1/03	\$625,000	2570	0	8	1989	3	3743	Y	N	2312 HOBART AV SW
001	938520	0057	7/1/02	\$495,000	1330	0	9	2001	3	2000	N	N	2430 55TH AV SW
001	938520	0055	6/1/03	\$430,000	1330	0	9	2001	3	2000	N	N	2445 WICKSTROM PL SW
001	927220	0135	3/1/02	\$587,500	1400	1200	9	1964	4	6000	Y	N	1333 SUNSET AV SW
001	927920	0805	10/1/02	\$480,000	1400	380	9	1951	4	7500	N	N	1932 48TH AV SW
001	927920	0770	5/1/02	\$450,000	1410	0	9	1931	3	6000	Y	N	1914 48TH AV SW
001	765240	0110	4/1/03	\$399,950	1560	0	9	2001	3	1610	N	N	2628 MARINE AV SW
001	927970	0090	6/1/03	\$564,000	1750	500	9	1928	4	3655	Y	N	1712 SUNSET AV SW
001	927420	1685	4/1/03	\$620,000	1814	0	9	1906	5	6250	N	N	1518 45TH AV SW
001	927970	0440	3/1/02	\$950,000	1870	1650	9	1972	4	9100	Y	N	2161 SUNSET AV SW
001	927920	0460	2/1/03	\$519,995	1870	0	9	1954	3	9020	N	N	2138 49TH AV SW
001	927970	0395	4/1/03	\$875,000	1940	0	9	1937	4	8400	Y	N	2105 SUNSET AV SW
001	637200	0395	9/1/03	\$700,000	2068	1056	9	2002	3	5130	N	N	2530 56TH AV SW
001	927970	0010	4/1/02	\$492,500	2070	550	9	1987	3	5010	N	N	4814 SW HILL ST
001	927120	0017	5/1/02	\$650,000	2590	0	9	1991	3	7644	Y	N	1020 CALIFORNIA LN SW
001	015300	0020	12/1/03	\$635,000	2670	0	9	1991	3	3000	Y	N	3112 ALKI AV SW
001	927970	0310	12/1/02	\$950,000	2790	700	9	1928	3	6000	Y	N	1929 SUNSET AV SW
001	015300	0070	9/1/02	\$1,216,500	2970	870	9	1986	4	9450	Y	N	6640 SW ADMIRAL WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	091300	0315	5/1/03	\$732,500	3660	0	9	1977	4	3880	Y	N	2311 HOBART AV SW
001	350810	0260	10/1/03	\$954,950	1730	820	10	1977	4	10281	Y	N	2439 53RD AV SW
001	927920	1280	11/1/03	\$855,000	2410	0	10	1988	3	3780	Y	N	2041 BONAIR DR SW
001	637450	0091	9/1/03	\$975,000	2690	830	10	2003	3	6662	Y	N	6614 SW ADMIRAL WY
001	927970	0330	3/1/02	\$1,610,000	3680	960	10	1928	5	14415	Y	N	1939 SUNSET AV SW
001	927970	0165	4/1/03	\$1,525,000	4140	220	10	1910	5	7456	Y	N	1715 SUNSET AV SW
001	927220	2440	10/1/02	\$1,200,000	3370	0	11	2000	3	4750	Y	N	1116 CALIFORNIA WY SW
001	927320	0145	4/1/02	\$1,080,000	3700	0	11	1991	3	3960	Y	N	1432 PALM AV SW
003	011700	0405	9/1/03	\$224,300	660	0	5	1916	4	3510	N	N	2205 41ST AV SW
003	927570	3335	5/1/02	\$285,500	870	280	6	1916	4	13695	N	N	2502 WALNUT AV SW
003	927420	4570	7/1/02	\$282,500	970	0	6	1918	5	5865	N	N	2108 42ND AV SW
003	927220	1570	5/1/03	\$320,000	1080	0	6	1925	4	4180	N	N	1627 42ND AV SW
003	927420	3885	6/1/03	\$220,000	750	0	7	1944	2	3125	N	N	1929 42ND AV SW
003	632400	0075	1/1/02	\$337,500	790	790	7	1909	5	3780	Y	N	2328 WALNUT AV SW
003	683770	0170	11/1/03	\$277,440	860	0	7	1950	4	4050	N	N	2206 WALNUT AV SW
003	915160	0140	10/1/03	\$419,000	1110	620	7	1926	5	3600	N	N	1928 41ST AV SW
003	915160	0140	7/1/02	\$385,000	1110	620	7	1926	5	3600	N	N	1928 41ST AV SW
003	927570	3090	10/1/03	\$525,000	1150	750	7	1941	4	4600	Y	N	2304 37TH AV SW
003	915160	0151	7/1/03	\$390,000	1150	170	7	1918	4	5400	N	N	1920 41ST AV SW
003	927420	3795	11/1/03	\$410,000	1170	670	7	1952	4	6477	N	N	1910 FERRY AV SW
003	927220	2180	7/1/03	\$325,000	1200	360	7	1996	3	3591	N	N	1917 FERRY AV SW
003	632400	0190	6/1/02	\$319,000	1210	0	7	1917	4	3700	N	N	4055 SW PRINCE ST
003	915160	0575	4/1/02	\$529,000	1220	980	7	1966	5	5695	Y	N	2125 ARCH PL SW
003	927420	4020	7/1/02	\$369,950	1280	0	7	1910	4	7900	Y	N	1711 41ST AV SW
003	011700	0520	1/1/03	\$299,950	1280	0	7	1906	4	3990	N	N	4115 SW WALKER ST
003	632400	0125	11/1/02	\$374,000	1320	720	7	1909	4	4000	Y	N	2320 WALNUT AV SW
003	608710	0005	2/1/02	\$329,500	1420	500	7	1927	4	4000	N	N	4109 SW COLLEGE ST
003	011700	0080	3/1/03	\$365,000	1460	600	7	1914	4	2875	N	N	4116 SW WALKER ST
003	927220	1580	6/1/03	\$350,000	1500	620	7	1925	4	4180	N	N	1623 42ND AV SW
003	927570	1790	10/1/02	\$484,000	1510	820	7	1918	5	5800	N	N	3752 SW GRAYSON ST
003	915160	0541	4/1/03	\$395,000	1530	580	7	1928	4	4500	Y	N	4022 SW WALKER ST

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003	683770	0151	10/1/02	\$385,000	1680	960	7	1909	3	6000	Y	N	4007 SW WALKER ST
003	927570	1905	6/1/02	\$314,950	1860	0	7	1909	4	4150	N	N	3802 SW ADMIRAL WY
003	683770	0131	2/1/02	\$330,000	830	610	8	1931	4	2500	N	N	2303 WALNUT AV SW
003	927570	2695	10/1/02	\$700,000	1040	1010	8	1959	4	6900	Y	N	2214 37TH AV SW
003	927570	2420	9/1/02	\$525,000	1140	740	8	1940	5	5000	Y	N	2241 PRESCOTT AV SW
003	691120	0007	9/1/03	\$440,000	1280	630	8	1963	4	3250	Y	N	3510 SW ADMIRAL WY
003	915160	0105	5/1/03	\$425,000	1290	620	8	1965	4	7200	N	N	1936 41ST AV SW
003	927570	2385	6/1/03	\$585,000	1600	1600	8	1948	4	5000	Y	N	2230 PRESCOTT AV SW
003	683770	0035	9/1/02	\$455,000	1610	980	8	1906	5	3750	N	N	4052 SW COLLEGE ST
003	632400	0076	10/1/02	\$490,000	1660	280	8	1910	5	3600	Y	N	2322 WALNUT AV SW
003	927220	1800	9/1/03	\$665,000	1690	830	8	1998	3	5500	N	N	1514 42ND AV SW
003	927570	1225	10/1/03	\$500,000	1730	610	8	2002	3	6431	Y	N	2106 FAIRMOUNT AV SW
003	683770	0100	12/1/03	\$415,000	1810	0	8	1929	3	5500	N	N	2312 41ST AV SW
003	632400	0166	2/1/03	\$489,950	1950	630	8	1910	5	3700	N	N	2402 41ST AV SW
003	927570	1960	1/1/02	\$420,000	2230	1150	8	1971	4	3700	Y	N	3777 SW GRAYSON ST
003	927570	1960	3/1/02	\$418,000	2230	1150	8	1971	4	3700	Y	N	3777 SW GRAYSON ST
003	927220	1980	3/1/03	\$690,000	2320	1270	8	1912	5	6000	Y	N	1604 PALM AV SW
003	927570	2375	3/1/03	\$777,000	2370	1130	8	1988	4	5000	Y	N	2236 PRESCOTT AV SW
003	934540	0030	2/1/02	\$635,000	2420	450	8	1918	4	4850	Y	N	3576 SW ADMIRAL WY
003	927420	4585	9/1/02	\$478,000	2650	0	8	1992	3	5750	N	N	2107 41ST AV SW
003	011700	0190	12/1/02	\$492,950	2050	1028	9	2002	3	3811	N	N	2137 42ND AV SW
003	927570	2670	9/1/02	\$700,000	1870	460	10	1974	3	11000	Y	N	2250 37TH AV SW
003	927570	2405	6/1/02	\$860,000	2610	1000	10	1930	4	6000	Y	N	2247 PRESCOTT AV SW
003	915160	0710	10/1/02	\$836,450	2690	770	10	2002	3	5400	Y	N	2108 41ST AV SW
003	927220	2020	9/1/02	\$1,085,000	2790	780	10	2002	3	5095	Y	N	1628 PALM AV SW
003	927220	2011	3/1/03	\$1,060,000	2880	780	10	2002	3	5090	Y	N	1626 PALM AV SW
003	683770	0240	11/1/02	\$809,950	3330	0	10	2002	3	5000	Y	N	2312 WALNUT AV SW
005	637250	0035	1/1/03	\$222,000	720	0	6	1946	3	4680	N	N	3216 60TH AV SW
005	638450	0085	10/1/03	\$263,000	860	0	6	1952	3	6050	N	N	3842 53RD AV SW
005	637400	0080	12/1/02	\$625,000	860	0	6	1915	5	5400	Y	N	3432 BEACH DR SW
005	152403	9036	4/1/02	\$290,000	870	0	6	1947	4	5280	N	N	3968 59TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	771260	0135	6/1/02	\$263,500	880	120	6	1947	5	6125	N	N	3851 54TH AV SW
005	147440	0045	10/1/02	\$307,000	890	0	6	1957	5	4720	N	N	3224 61ST AV SW
005	239210	0070	4/1/02	\$232,500	920	0	6	1949	3	5750	Y	N	4139 51ST AV SW
005	239210	0395	12/1/02	\$270,000	1000	720	6	1911	4	6555	N	N	4138 53RD AV SW
005	984130	0040	11/1/03	\$319,975	1030	700	6	1965	3	3660	N	N	3221 60TH AV SW
005	037500	0140	8/1/03	\$312,000	800	430	7	1924	4	3482	N	N	6307 SW MARGUERITE CT
005	764690	0390	9/1/03	\$232,000	840	0	7	1952	3	5000	N	N	3703 51ST AV SW
005	205610	0155	2/1/03	\$301,000	850	0	7	1950	3	5000	N	N	4017 53RD AV SW
005	636590	0100	8/1/03	\$279,000	860	0	7	1948	3	5635	N	N	4051 51ST AV SW
005	700770	0105	7/1/02	\$275,000	860	200	7	1947	4	5000	N	N	5306 SW CHARLESTOWN ST
005	771260	0165	2/1/02	\$265,500	880	220	7	1947	5	6250	N	N	3837 54TH AV SW
005	037500	0215	10/1/03	\$321,000	880	400	7	1925	4	2700	Y	N	6304 SW MARGUERITE CT
005	942240	0125	11/1/02	\$315,000	910	120	7	1941	4	4800	N	N	3415 62ND AV SW
005	638450	0350	6/1/03	\$329,000	940	570	7	1951	3	7182	N	N	3854 52ND AV SW
005	638450	0340	8/1/03	\$329,524	940	476	7	1951	4	6930	N	N	3850 52ND AV SW
005	239210	0275	4/1/03	\$255,000	960	0	7	1950	4	5750	N	N	4127 52ND AV SW
005	764690	0495	7/1/02	\$255,000	970	0	7	1952	4	4640	N	N	5258 SW CHARLESTOWN ST
005	771260	0345	3/1/02	\$242,000	980	0	7	1952	3	6052	N	N	3854 54TH AV SW
005	014200	0205	4/1/03	\$322,000	980	260	7	1948	4	6050	N	N	4115 53RD AV SW
005	299880	0075	9/1/03	\$380,000	990	250	7	1955	3	4800	Y	N	3434 60TH AV SW
005	637250	0095	12/1/02	\$420,000	1010	850	7	1954	5	6435	Y	N	3337 59TH AV SW
005	638450	0220	11/1/02	\$286,330	1010	0	7	1951	4	7812	N	N	3809 52ND AV SW
005	549620	0005	10/1/02	\$319,000	1060	0	7	1941	4	5800	N	N	4101 54TH AV SW
005	156310	2355	8/1/02	\$335,000	1080	600	7	1960	3	5000	Y	N	4006 57TH AV SW
005	700770	0170	4/1/03	\$330,000	1080	0	7	1953	4	5956	N	N	5327 SW MANNING ST
005	700770	0170	3/1/02	\$325,000	1080	0	7	1953	4	5956	N	N	5327 SW MANNING ST
005	638450	0430	10/1/02	\$300,000	1080	0	7	1952	4	8946	N	N	3821 51ST AV SW
005	637250	0125	7/1/02	\$369,000	1080	900	7	1990	3	9360	Y	N	3315 59TH AV SW
005	637400	0120	4/1/03	\$330,000	1100	0	7	1958	4	6435	N	N	6421 SW HINDS ST
005	700770	0220	6/1/02	\$311,900	1110	0	7	1952	5	6400	N	N	5304 SW ORLEANS ST
005	636590	0035	10/1/03	\$285,000	1110	470	7	1951	3	5750	N	N	4017 51ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	156310	1350	6/1/02	\$375,000	1128	0	7	1995	3	5000	Y	N	4229 AIKINS AV SW
005	638450	0460	7/1/03	\$275,000	1130	0	7	1952	3	7182	N	N	3809 51ST AV SW
005	205610	0045	10/1/03	\$355,000	1130	240	7	1950	3	5000	N	N	4022 53RD AV SW
005	299880	0065	7/1/02	\$285,000	1140	0	7	1941	3	4800	Y	N	3426 60TH AV SW
005	549620	0199	8/1/03	\$399,950	1150	0	7	1946	4	5800	N	N	4116 55TH AV SW
005	549620	0219	8/1/03	\$320,000	1150	240	7	1946	3	5800	N	N	4106 55TH AV SW
005	549620	0229	3/1/02	\$340,000	1150	0	7	1946	5	6032	N	N	4102 55TH AV SW
005	014200	0065	5/1/02	\$360,000	1160	0	7	1948	4	6000	Y	N	4134 54TH AV SW
005	700770	0155	7/1/03	\$325,000	1170	0	7	1953	4	5900	N	N	5321 SW MANNING ST
005	014800	0062	5/1/03	\$399,000	1200	800	7	1948	4	7053	Y	N	5515 SW WINTHROP ST
005	549620	0085	12/1/03	\$391,500	1200	200	7	1947	4	5800	N	N	4141 54TH AV SW
005	156310	2634	9/1/03	\$407,500	1200	600	7	1947	4	6200	N	N	4024 56TH AV SW
005	014800	0430	8/1/03	\$325,000	1240	140	7	1924	3	5760	N	N	3225 63RD AV SW
005	764690	0445	9/1/03	\$350,000	1250	600	7	1998	3	12414	N	N	3707 52ND AV SW
005	014800	0355	6/1/02	\$331,000	1300	0	7	1941	5	7089	N	N	3222 64TH AV SW
005	205610	0180	6/1/02	\$349,900	1310	1070	7	1940	5	7500	N	N	4031 53RD AV SW
005	239210	0045	11/1/03	\$365,000	1350	700	7	1968	4	6350	N	N	4125 51ST AV SW
005	637400	0241	12/1/03	\$358,000	1350	400	7	1947	4	5160	N	N	6412 SW HINDS ST
005	156310	2625	12/1/02	\$350,000	1370	720	7	1955	2	5000	Y	N	4020 56TH AV SW
005	014800	0554	7/1/03	\$419,710	1380	900	7	1945	4	10662	Y	N	3434 59TH AV SW
005	130930	0145	9/1/03	\$380,000	1410	1000	7	1956	5	5000	N	N	5340 SW ORLEANS ST
005	152403	9031	2/1/02	\$342,140	1420	1100	7	1969	3	9000	N	N	3227 51ST AV SW
005	700770	0285	7/1/02	\$375,000	1450	0	7	1953	4	6000	N	N	5326 SW MANNING ST
005	782870	0025	12/1/03	\$402,000	1550	100	7	1908	4	5900	N	N	3226 63RD AV SW
005	205610	0555	5/1/03	\$402,500	1620	500	7	1945	5	5500	N	N	4024 55TH AV SW
005	005600	0220	10/1/03	\$390,000	1630	0	7	1926	3	6000	Y	N	5725 SW WINTHROP ST
005	771260	0275	9/1/03	\$385,000	1910	0	7	2002	3	6250	N	N	3816 54TH AV SW
005	156310	2945	7/1/03	\$468,000	2210	660	7	1968	4	4500	Y	N	4150 HILLCREST AV SW
005	037500	0155	9/1/03	\$380,000	870	740	8	1984	4	3108	Y	N	6321 SW MARGUERITE CT
005	637250	0006	8/1/03	\$310,000	1030	280	8	1951	4	3655	N	N	3208 60TH AV SW
005	156310	3020	6/1/03	\$408,500	1040	940	8	2002	3	6825	N	N	4111 55TH AV SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	299830	0060	8/1/03	\$485,000	1160	840	8	1956	3	5940	Y	N	5801 SW HORTON ST
005	130930	0061	11/1/03	\$351,500	1170	0	8	1953	4	5956	Y	N	5333 SW MANNING ST
005	549620	0104	10/1/03	\$380,000	1170	0	8	1947	4	5800	N	N	5408 SW GENESEE ST
005	021940	0010	11/1/03	\$482,126	1190	240	8	1955	3	8640	Y	N	3268 56TH AV SW
005	513500	0055	5/1/02	\$575,000	1190	600	8	1951	4	6000	Y	N	3711 55TH AV SW
005	021940	0070	10/1/02	\$480,000	1240	560	8	1955	5	7684	Y	N	3303 56TH AV SW
005	771260	0415	3/1/02	\$375,000	1260	600	8	1966	4	6250	N	N	3831 53RD AV SW
005	181880	0148	7/1/03	\$575,000	1320	660	8	1951	4	7500	Y	N	3651 HILLCREST AV SW
005	513500	0105	5/1/03	\$440,000	1340	240	8	1959	4	6000	Y	N	3608 56TH AV SW
005	130930	0005	7/1/03	\$405,000	1340	600	8	1954	3	6200	N	N	5334 SW MANNING ST
005	014500	0196	6/1/02	\$535,000	1340	560	8	1954	4	5665	Y	N	3114 57TH AV SW
005	156310	0885	12/1/02	\$329,950	1358	380	8	1998	3	2638	N	N	4112 CHILBERG AV SW
005	021940	0075	4/1/03	\$585,000	1420	350	8	1955	4	7685	Y	N	3309 56TH AV SW
005	156310	0579	10/1/03	\$412,000	1429	262	8	1998	3	1816	N	N	5910 DOUGLAS AV SE
005	005600	0190	3/1/03	\$525,000	1440	890	8	1956	5	4883	Y	N	5706 SW WINTHROP ST
005	927820	0197	8/1/02	\$339,950	1460	650	8	1977	3	5500	N	N	4047 52ND PL SW
005	299830	0146	4/1/02	\$644,950	1480	1200	8	1952	4	12420	Y	N	3350 58TH AV SW
005	210270	0015	5/1/02	\$350,000	1490	600	8	1975	4	5750	Y	N	3623 60TH AV SW
005	014800	0538	5/1/03	\$576,000	1500	850	8	1964	4	7350	Y	N	3233 56TH PL SW
005	156310	2615	1/1/03	\$475,000	1500	740	8	2001	3	5000	Y	N	4014 56TH AV SW
005	210270	0025	6/1/02	\$466,000	1510	1340	8	1957	4	9270	Y	N	3616 60TH AV SW
005	181880	0285	11/1/02	\$475,000	1570	800	8	1963	4	6128	Y	N	5616 SW CHARLESTOWN ST
005	156310	0575	5/1/02	\$435,000	1590	258	8	1998	3	2345	N	N	4141 CHILBERG AV SW
005	299880	0010	2/1/03	\$505,000	1600	1200	8	1965	3	10360	Y	N	3400 60TH AV SW
005	513500	0025	6/1/03	\$715,000	1620	1300	8	1950	4	6800	Y	N	3803 55TH AV SW
005	927820	0180	8/1/03	\$475,000	1750	220	8	1967	3	10956	N	N	4031 52ND PL SW
005	156310	2910	7/1/02	\$480,000	1800	0	8	1985	4	5000	Y	N	4132 56TH AV SW
005	156310	0410	4/1/02	\$507,000	1840	0	8	2000	3	5400	N	N	5905 SW DOUGLAS PL
005	549620	0160	8/1/02	\$344,500	1950	0	8	1950	3	7192	Y	N	4138 55TH AV SW
005	949020	0070	3/1/03	\$520,000	2290	960	8	1978	3	7250	Y	N	5601 SW BRADFORD ST
005	700770	0040	5/1/03	\$508,365	2524	0	8	2001	3	6000	N	N	5321 SW ORLEANS ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	156310	1375	7/1/03	\$725,000	3744	0	8	2003	3	5500	Y	N	4221 AIKINS AV SW
005	014800	0656	3/1/03	\$430,000	1450	0	9	1985	3	6000	N	N	3443 61ST AV SW
005	637400	0075	9/1/02	\$875,000	1510	730	9	1993	4	4650	Y	N	3430 BEACH DR SW
005	299830	0265	4/1/03	\$575,000	1520	600	9	1956	3	5720	Y	N	5714 SW SPOKANE ST
005	299830	0155	11/1/03	\$593,000	1700	1000	9	1956	3	9792	Y	N	3279 57TH AV SW
005	014800	0606	4/1/02	\$675,000	1940	1460	9	1997	3	9749	Y	N	5826 SW SPOKANE ST
005	130930	0224	6/1/03	\$524,000	2040	0	9	1976	3	5850	Y	N	3716 55TH AV SW
005	102100	0130	12/1/03	\$625,000	2070	0	9	1994	3	4767	Y	N	3828 58TH AV SW
005	014200	0103	5/1/02	\$729,950	3390	0	9	2002	3	6048	Y	N	4152 54TH AV SW
005	152403	9053	9/1/03	\$712,000	2710	783	10	2001	3	5016	Y	N	6000 SW ORLEANS ST
005	152403	9053	2/1/02	\$650,000	2710	783	10	2001	3	5016	Y	N	6000 SW ORLEANS ST
005	152403	9026	5/1/02	\$1,550,000	2400	2200	11	2000	3	29926	Y	N	3903 HILLCREST AV SW
005	181880	0340	4/1/03	\$1,215,000	3621	1236	12	1999	3	8600	Y	N	3822 57TH AV SW
007	135830	0035	11/1/02	\$177,900	440	0	5	1949	3	2400	N	N	4816 SW EDMUNDS ST
007	431570	0110	12/1/02	\$154,500	480	0	5	1918	4	3529	N	N	7011 FAUNTLEROY WY SW
007	793650	0212	4/1/03	\$440,000	620	0	5	1926	2	2706	Y	Y	6013 BEACH DR SW
007	793650	0213	5/1/03	\$400,000	620	0	5	1926	2	2195	Y	Y	6015 BEACH DR SW
007	644140	0031	12/1/02	\$176,500	710	0	5	1912	3	2750	N	N	4602 SW BRANDON ST
007	764940	0160	10/1/03	\$259,000	550	0	6	1942	5	3000	N	N	5315 SW SHORE PL
007	764940	0160	6/1/02	\$230,000	550	0	6	1942	5	3000	N	N	5315 SW SHORE PL
007	370290	0196	4/1/02	\$210,000	630	0	6	1942	4	5300	N	N	5010 SW HUDSON ST
007	431570	0545	10/1/02	\$260,000	650	0	6	1928	4	3200	N	N	4636 SW MYRTLE ST
007	762570	3540	9/1/02	\$219,950	650	0	6	1918	4	6000	N	N	6026 45TH AV SW
007	793650	0220	4/1/03	\$410,000	660	0	6	1926	3	2028	Y	Y	6027 BEACH DR SW
007	762570	3825	4/1/02	\$225,000	670	200	6	1915	3	7400	N	N	6412 49TH AV SW
007	031200	0200	6/1/02	\$190,000	690	360	6	1929	3	5120	N	N	5026 48TH AV SW
007	762570	3575	3/1/02	\$236,500	690	0	6	1923	4	6000	N	N	6001 45TH AV SW
007	762570	1935	3/1/03	\$208,000	700	0	6	1943	3	4000	N	N	5957 46TH AV SW
007	762570	1891	8/1/03	\$257,000	700	0	6	1917	4	4800	N	N	5917 46TH AV SW
007	762570	1930	11/1/03	\$268,000	710	350	6	1943	3	4000	N	N	5953 46TH AV SW
007	281010	0105	8/1/03	\$196,200	710	0	6	1918	3	3480	N	N	6911 FAUNTLEROY WY SW

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**Area 16**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	793600	0503	4/1/03	\$244,950	720	0	6	1946	3	7095	N	N	4736 50TH AV SW
007	793600	0505	2/1/03	\$239,000	720	0	6	1946	3	7095	N	N	4742 50TH AV SW
007	422990	0145	12/1/02	\$210,000	720	0	6	1943	3	5750	N	N	5420 48TH AV SW
007	762570	1160	7/1/02	\$220,000	720	0	6	1909	4	6250	N	N	5407 44TH AV SW
007	743550	0125	5/1/03	\$272,500	750	750	6	2002	3	6600	N	N	4636 SW DAWSON ST
007	910000	0105	12/1/03	\$300,000	750	630	6	1918	3	3527	Y	N	5209 ERSKINE WY SW
007	762570	1900	6/1/02	\$265,000	750	0	6	1918	4	4800	N	N	5923 46TH AV SW
007	814960	0127	3/1/02	\$200,900	750	0	6	1917	3	2900	Y	N	4515 SW ALASKA ST
007	390210	0095	12/1/03	\$205,000	750	0	6	1916	3	6000	N	N	4903 ERSKINE WY SW
007	431620	0080	10/1/03	\$220,000	760	0	6	1915	4	4520	N	N	6779 MURRAY AV SW
007	762570	1931	10/1/02	\$239,950	770	710	6	1943	4	4000	N	N	4610 SW RAYMOND ST
007	239160	1325	7/1/03	\$190,000	770	0	6	1928	2	5525	N	N	4404 52ND AV SW
007	762570	2025	5/1/03	\$324,500	780	520	6	1917	5	6000	N	N	5927 45TH AV SW
007	031200	0025	4/1/02	\$225,000	790	0	6	1950	3	5120	N	N	4844 49TH AV SW
007	431620	0075	8/1/03	\$227,300	800	150	6	1930	3	4120	N	N	6777 MURRAY AV SW
007	941740	0040	12/1/03	\$220,000	800	140	6	1949	3	5734	N	N	4810 SW RAYMOND ST
007	762570	0755	2/1/02	\$244,950	810	600	6	1967	3	6000	Y	N	5274 45TH AV SW
007	859590	0026	8/1/03	\$277,500	820	300	6	1947	4	4160	N	N	4756 48TH AV SW
007	570550	0075	10/1/03	\$253,950	830	0	6	1922	4	4800	N	N	4922 SW DAWSON ST
007	031200	0145	10/1/03	\$274,000	840	240	6	1952	3	5120	N	N	4837 47TH AV SW
007	941740	0325	9/1/03	\$232,000	840	0	6	1943	4	5000	N	N	6047 47TH AV SW
007	281010	0050	6/1/03	\$279,950	860	180	6	1949	3	4160	N	N	4333 SW WILLOW ST
007	281010	0045	6/1/03	\$276,000	870	120	6	1949	3	4160	N	N	4329 SW WILLOW ST
007	031200	0230	9/1/02	\$259,000	870	0	6	1943	4	4200	N	N	4711 SW HUDSON ST
007	031200	0050	6/1/03	\$230,000	870	230	6	1918	3	5120	N	N	4853 48TH AV SW
007	762570	3455	1/1/03	\$247,000	870	0	6	1918	4	5625	N	N	6011 44TH AV SW
007	031200	0190	5/1/02	\$195,000	870	0	6	1918	3	5120	N	N	5020 48TH AV SW
007	931980	0020	6/1/02	\$249,000	880	0	6	1942	4	6600	N	N	4717 49TH AV SW
007	175070	0021	5/1/03	\$249,300	880	0	6	1936	4	6890	N	N	4838 50TH AV SW
007	762570	2155	11/1/02	\$259,950	890	0	6	1918	3	5000	N	N	5939 44TH AV SW
007	762570	3425	10/1/03	\$217,500	890	0	6	1918	3	6500	N	N	6016 44TH AV SW

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**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	431570	0275	5/1/03	\$179,800	890	0	6	1914	3	4950	N	N	4518 SW OHELLO ST
007	762570	0780	7/1/03	\$258,000	890	0	6	1911	4	6000	N	N	5250 45TH AV SW
007	370290	0186	12/1/03	\$260,000	910	0	6	1953	4	5500	N	N	4926 SW HUDSON ST
007	762570	1595	6/1/02	\$257,000	910	0	6	1921	4	6000	Y	N	5640 45TH AV SW
007	762570	1720	2/1/02	\$265,000	920	0	6	1918	4	6000	N	N	5636 46TH AV SW
007	762620	0040	10/1/03	\$311,500	940	0	6	1919	4	5850	N	N	4339 BEVERIDGE PL SW
007	762570	4385	2/1/03	\$265,500	960	200	6	1949	4	6250	N	N	6533 44TH AV SW
007	793600	0641	4/1/03	\$230,000	1000	0	6	1952	4	6600	N	N	4711 48TH AV SW
007	762570	2122	9/1/02	\$252,500	1010	120	6	1918	4	4000	N	N	4411 SW JUNEAU ST
007	931980	0076	10/1/03	\$225,000	1020	0	6	1952	4	6200	N	N	5011 SW ALASKA ST
007	793500	0196	6/1/03	\$239,000	1030	0	6	1940	3	3750	N	N	6329 49TH AV SW
007	762620	0205	2/1/02	\$220,000	1040	280	6	1925	3	5000	N	N	6669 HOLLY PL SW
007	762570	1955	7/1/03	\$328,000	1040	0	6	1919	4	6000	N	N	5940 47TH AV SW
007	762570	3865	3/1/03	\$270,000	1160	0	6	1942	4	7950	N	N	6520 49TH AV SW
007	859590	0045	10/1/03	\$270,000	1170	120	6	1929	3	4080	N	N	4757 47TH AV SW
007	941740	0335	7/1/03	\$250,000	1170	0	6	1917	5	5000	N	N	6029 47TH AV SW
007	793400	0175	4/1/03	\$220,000	1300	0	6	1972	3	5200	N	N	4706 SW DAWSON ST
007	370290	0110	2/1/03	\$304,000	1310	0	6	1905	5	6120	N	N	5022 50TH AV SW
007	793500	0585	11/1/03	\$339,000	1390	0	6	1908	3	9000	Y	N	6047 ATLAS PL SW
007	762570	1086	5/1/03	\$303,500	1460	0	6	1990	3	5998	N	N	4502 SW FINDLAY ST
007	910000	0060	11/1/03	\$250,000	660	0	7	1908	4	4080	N	N	5105 46TH AV SW
007	941740	0050	5/1/03	\$261,000	720	0	7	1946	4	4880	N	N	5945 48TH AV SW
007	762570	1780	5/1/02	\$297,000	730	0	7	1925	4	6000	N	N	5623 46TH AV SW
007	762570	3622	2/1/02	\$256,000	730	0	7	1918	5	3840	N	N	4504 SW GRAHAM ST
007	941740	0220	5/1/03	\$271,000	770	390	7	1941	4	4880	N	N	6001 48TH AV SW
007	762570	4210	12/1/02	\$251,500	800	240	7	1954	3	6250	N	N	6307 44TH AV SW
007	860890	0185	7/1/03	\$295,000	800	400	7	1944	4	5850	N	N	4802 47TH AV SW
007	860890	0165	4/1/03	\$279,000	800	730	7	1944	3	5850	Y	N	4823 46TH AV SW
007	762570	3400	10/1/02	\$244,000	800	0	7	1924	3	6500	N	N	6042 44TH AV SW
007	431570	0125	4/1/03	\$281,500	800	0	7	1983	3	4400	N	N	6706 46TH AV SW
007	793600	0725	7/1/03	\$236,950	810	0	7	1947	3	3406	N	N	5308 48TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	422990	0025	3/1/02	\$289,500	810	0	7	1944	4	6875	N	N	5414 49TH AV SW
007	281560	0255	3/1/02	\$220,000	820	0	7	1943	3	7072	N	N	5617 48TH AV SW
007	762570	1205	11/1/03	\$315,000	820	140	7	1940	4	5625	N	N	5451 44TH AV SW
007	762570	3715	4/1/03	\$287,500	830	830	7	1950	4	6000	N	N	6023 46TH AV SW
007	762570	3700	9/1/02	\$290,700	830	0	7	1950	4	6000	N	N	6007 46TH AV SW
007	762570	3735	10/1/03	\$286,500	830	250	7	1949	4	6000	N	N	6043 46TH AV SW
007	762570	3730	4/1/03	\$250,000	830	190	7	1949	3	6000	N	N	6037 46TH AV SW
007	356080	0010	9/1/02	\$256,750	830	100	7	1945	3	5000	N	N	4935 SW DAWSON ST
007	911300	0081	9/1/03	\$279,000	840	220	7	1943	3	6125	N	N	5447 48TH AV SW
007	762570	1210	11/1/03	\$315,000	860	460	7	1951	4	3650	N	N	4402 SW FINDLAY ST
007	422990	0220	2/1/03	\$318,000	860	170	7	1951	4	6250	Y	N	5409 47TH AV SW
007	793500	0355	11/1/02	\$500,000	880	280	7	1919	4	10200	Y	N	6047 50TH AV SW
007	757120	0180	5/1/03	\$283,000	890	0	7	1954	3	3750	N	N	4616 SW HUDSON ST
007	380750	0051	11/1/02	\$263,500	900	100	7	1948	3	4250	N	N	7146 WOODSIDE PL SW
007	762620	0110	2/1/02	\$375,000	910	500	7	1958	4	17010	N	N	6626 BEVERIDGE PL SW
007	281060	0040	1/1/03	\$282,500	910	300	7	1925	4	4480	N	N	4322 SW WILLOW ST
007	814960	0415	10/1/03	\$235,000	910	0	7	1920	3	5850	N	N	4722 47TH AV SW
007	431570	1147	6/1/03	\$295,000	920	300	7	1954	4	4750	N	N	6743 48TH AV SW
007	762570	1920	8/1/02	\$280,000	920	580	7	1951	4	6000	N	N	5943 46TH AV SW
007	793600	0457	11/1/02	\$370,000	920	770	7	2002	3	10439	N	N	5407 49TH AV SW
007	762570	3385	11/1/03	\$314,000	920	360	7	1916	4	4000	N	N	4326 SW GRAHAM ST
007	710410	0116	5/1/03	\$291,000	930	200	7	1920	4	4095	N	N	4705 SW JUNEAU ST
007	281010	0210	3/1/03	\$263,700	930	0	7	1916	3	4400	N	N	4328 SW MILLS ST
007	941740	0105	4/1/03	\$326,000	940	420	7	1946	4	4840	N	N	6024 49TH AV SW
007	762570	4235	6/1/02	\$272,000	940	0	7	1918	4	4800	N	N	6326 45TH AV SW
007	380750	0075	12/1/03	\$266,950	950	0	7	1942	3	3906	N	N	4400 SW OTHELLO ST
007	380750	0075	3/1/02	\$225,000	950	0	7	1942	3	3906	N	N	4400 SW OTHELLO ST
007	793600	0291	10/1/02	\$560,000	950	1540	7	1988	3	13910	Y	N	5017 AUTUMN LN SW
007	762570	3935	12/1/03	\$275,000	960	250	7	1956	3	8600	N	N	6427 MARSHALL AV SW
007	793400	0185	6/1/03	\$284,950	970	450	7	1919	4	6400	N	N	5107 47TH AV SW
007	762570	0575	3/1/02	\$265,000	970	170	7	1918	4	6500	N	N	5280 44TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	431570	0260	11/1/03	\$234,950	970	0	7	1910	4	3885	N	N	7142 FAUNTLEROY WY SW
007	570550	0110	7/1/03	\$334,000	980	320	7	1955	4	6120	N	N	5028 50TH AV SW
007	558020	0060	8/1/03	\$279,950	980	0	7	1953	3	6858	N	N	5244 49TH AV SW
007	762570	3430	5/1/02	\$276,500	980	0	7	1915	4	6500	N	N	6012 44TH AV SW
007	762570	1800	9/1/02	\$292,000	990	0	7	1915	3	6000	N	N	5643 46TH AV SW
007	762570	0785	4/1/02	\$273,000	990	0	7	1956	4	6000	Y	N	5244 45TH AV SW
007	743600	0210	3/1/03	\$479,000	1000	100	7	1919	4	14145	Y	N	6506 BEACH DR SW
007	793400	0160	3/1/03	\$255,000	1010	0	7	1923	4	5200	N	N	4720 SW DAWSON ST
007	884630	0085	11/1/03	\$320,000	1020	0	7	1983	3	4800	N	N	7140 44TH AV SW
007	743600	0010	10/1/02	\$253,000	1030	770	7	1949	4	4750	N	N	4817 SW GRAHAM ST
007	252340	0161	3/1/03	\$303,800	1030	750	7	1920	4	5100	N	N	5007 46TH AV SW
007	281010	0115	4/1/02	\$296,000	1030	120	7	1918	4	4350	Y	N	6903 FAUNTLEROY WY SW
007	743600	0115	1/1/02	\$279,000	1040	1040	7	1925	4	4959	N	N	4725 SW GRAHAM ST
007	941740	0125	9/1/03	\$330,000	1050	350	7	1952	4	4840	N	N	6040 49TH AV SW
007	762570	4405	10/1/03	\$280,000	1050	200	7	1911	4	5500	N	N	6630 FAUNTLEROY WY SW
007	762570	4250	3/1/03	\$303,000	1050	0	7	1910	5	4800	N	N	6310 45TH AV SW
007	558020	0010	11/1/02	\$270,000	1070	790	7	1977	3	4000	N	N	4806 SW BRANDON ST
007	239160	1195	10/1/03	\$310,000	1080	300	7	1925	3	5750	Y	N	4456 52ND AV SW
007	031200	0100	7/1/02	\$270,000	1090	0	7	1975	5	5120	N	N	4846 48TH AV SW
007	239160	1250	10/1/03	\$308,000	1090	200	7	1919	4	5750	N	N	4425 52ND AV SW
007	710410	0100	4/1/03	\$420,000	1100	700	7	1963	4	5500	N	N	5919 47TH AV SW
007	793600	0606	11/1/03	\$310,000	1100	0	7	1952	3	6000	N	N	4421 54TH AV SW
007	941740	0030	6/1/03	\$325,000	1120	380	7	1943	4	5734	N	N	5950 49TH AV SW
007	370290	0105	4/1/02	\$264,950	1130	0	7	1966	3	6120	N	N	5016 50TH AV SW
007	762570	0715	2/1/03	\$338,571	1140	270	7	1954	3	6250	N	N	5267 44TH AV SW
007	762570	3685	4/1/03	\$240,000	1140	0	7	1943	3	5160	N	N	6006 46TH AV SW
007	390210	0060	10/1/02	\$265,000	1140	150	7	1924	3	4370	N	N	4327 SW EDMUNDS ST
007	390210	0041	10/1/02	\$305,000	1150	0	7	1927	4	3250	Y	N	4802 RUTAN PL SW
007	762570	1220	4/1/02	\$329,000	1150	0	7	1921	5	6000	N	N	5450 45TH AV SW
007	431570	0490	5/1/03	\$350,000	1150	0	7	1909	5	7250	N	N	4627 SW MAPLE WY
007	743600	0070	11/1/03	\$288,000	1170	540	7	1948	4	4425	N	N	6303 47TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	859590	0040	6/1/02	\$255,500	1170	0	7	1929	4	4080	N	N	4708 SW EDMUNDS ST
007	793400	0195	1/1/02	\$260,000	1170	0	7	1916	4	6400	N	N	5039 47TH AV SW
007	280960	0215	1/1/03	\$270,000	1180	0	7	1953	4	5100	N	N	4318 SW FRONTENAC ST
007	281560	0155	7/1/03	\$300,000	1190	0	7	1919	4	3735	N	N	4706 SW JUNEAU ST
007	762570	1070	11/1/03	\$350,000	1200	0	7	1918	4	6000	N	N	5435 45TH AV SW
007	762570	1070	7/1/02	\$345,000	1200	0	7	1918	4	6000	N	N	5435 45TH AV SW
007	762570	1890	6/1/02	\$339,950	1200	0	7	1917	4	4800	Y	N	5913 46TH AV SW
007	135830	0037	9/1/03	\$280,000	1210	0	7	1952	4	5160	N	N	4758 49TH AV SW
007	260030	0015	4/1/03	\$259,000	1210	0	7	1942	3	6900	N	N	4811 49TH AV SW
007	260030	0085	4/1/02	\$299,000	1220	0	7	1946	4	6100	N	N	4813 50TH AV SW
007	031200	0205	5/1/02	\$340,000	1230	375	7	1914	5	5120	N	N	5029 47TH AV SW
007	858740	0006	2/1/02	\$384,000	1240	0	7	1956	4	7695	Y	N	4500 53RD AV SW
007	941740	0205	10/1/02	\$290,000	1240	560	7	1955	4	4840	N	N	6015 48TH AV SW
007	431570	0335	8/1/03	\$320,000	1250	0	7	1925	4	5000	N	N	4607 SW FRONTENAC ST
007	762570	3690	1/1/02	\$258,000	1260	0	7	1943	4	5400	N	N	6002 46TH AV SW
007	941740	0438	12/1/02	\$278,200	1270	440	7	1961	3	7250	N	N	5931 47TH AV SW
007	762570	1615	4/1/03	\$369,950	1290	0	7	1925	4	6000	N	N	5622 45TH AV SW
007	431570	0890	6/1/03	\$375,000	1320	510	7	1968	4	8460	N	N	6717 MURRAY AV SW
007	931980	0040	2/1/02	\$264,950	1320	0	7	1967	4	5000	N	N	4726 50TH AV SW
007	860890	0005	3/1/03	\$399,000	1320	0	7	1917	4	5850	Y	N	4801 45TH AV SW
007	762570	1730	9/1/03	\$361,000	1330	0	7	1913	4	6000	N	N	5626 46TH AV SW
007	884630	0130	5/1/02	\$299,950	1340	1170	7	1910	3	5950	N	N	7104 44TH AV SW
007	793500	0116	11/1/02	\$339,900	1350	280	7	1967	4	3750	N	N	6039 49TH AV SW
007	814960	0175	5/1/03	\$276,000	1360	0	7	1908	4	5850	Y	N	4728 46TH AV SW
007	281010	0135	11/1/02	\$298,500	1370	0	7	1926	4	3393	N	N	6917 FAUNTLEROY WY SW
007	762620	0155	4/1/02	\$375,000	1370	0	7	1920	5	5450	Y	N	6669 BEVERIDGE PL SW
007	031200	0150	9/1/02	\$305,000	1400	220	7	1962	4	5120	N	N	4833 47TH AV SW
007	762570	4035	10/1/02	\$440,000	1410	1060	7	1951	5	7000	Y	N	6450 MARSHALL AV SW
007	762570	4285	5/1/03	\$289,000	1410	360	7	1941	3	8710	N	N	6330 44TH AV SW
007	281560	0011	11/1/02	\$395,000	1440	0	7	1921	5	4059	N	N	4725 SW FINDLAY ST
007	793600	0385	12/1/03	\$535,000	1440	720	7	1941	3	2681	Y	Y	5079 BEACH DR SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 16**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	743600	0075	4/1/03	\$326,000	1450	0	7	1930	4	4470	N	N	6313 47TH AV SW
007	762570	0845	12/1/03	\$392,000	1470	1050	7	1908	4	8000	Y	N	5230 ERSKINE WY SW
007	762570	0845	7/1/02	\$367,500	1470	1050	7	1908	4	8000	Y	N	5230 ERSKINE WY SW
007	762570	1675	10/1/02	\$315,000	1480	0	7	1925	4	6000	N	N	5637 45TH AV SW
007	743600	0200	7/1/03	\$428,000	1500	1000	7	1950	4	33634	Y	N	6528 BEACH DR SW
007	394890	0045	3/1/02	\$290,000	1500	0	7	1917	4	7450	N	N	6710 HOLLY PL SW
007	281560	0320	6/1/02	\$279,950	1500	0	7	1915	4	7000	N	N	5635 49TH AV SW
007	793400	0106	2/1/03	\$345,500	1520	120	7	1954	4	5360	N	N	5059 48TH AV SW
007	431570	0120	8/1/03	\$385,000	1560	0	7	1999	3	4400	N	N	6700 46TH AV SW
007	793650	0215	9/1/03	\$686,000	1600	320	7	1984	3	2123	Y	Y	6019 BEACH DR SW
007	793650	0215	10/1/02	\$630,000	1600	320	7	1984	3	2123	Y	Y	6019 BEACH DR SW
007	762570	4190	10/1/03	\$299,950	1610	0	7	1912	5	6000	N	N	6314 46TH AV SW
007	793600	0732	7/1/02	\$327,500	1620	530	7	1923	4	6325	N	N	5303 47TH AV SW
007	431570	0370	8/1/03	\$321,300	1660	0	7	1918	4	5250	N	N	4616 SW FRONTENAC ST
007	762620	0295	11/1/02	\$345,000	1670	0	7	1920	5	5000	N	N	6541 FAUNTLEROY WY SW
007	814960	0005	12/1/03	\$435,000	1770	0	7	1925	4	6350	Y	N	4703 45TH AV SW
007	762570	4150	4/1/03	\$396,000	1810	0	7	1979	4	6000	N	N	6305 45TH AV SW
007	149530	0501	3/1/03	\$450,000	1830	200	7	1911	5	7493	Y	N	4420 SW EDMUNDS ST
007	793500	0685	3/1/03	\$580,000	1840	300	7	1947	5	14760	Y	N	6360 BEACH DR SW
007	175070	0050	9/1/02	\$367,500	1850	200	7	1947	5	6100	N	N	4832 51ST AV SW
007	762570	3870	3/1/02	\$340,000	1890	400	7	1965	3	8250	N	N	6526 49TH AV SW
007	931980	0085	1/1/02	\$290,000	1930	0	7	1956	3	7500	N	N	4711 50TH AV SW
007	432220	0040	12/1/03	\$285,000	1940	0	7	1916	4	3474	N	N	7326 47TH AV SW
007	762570	1690	3/1/03	\$435,000	1970	320	7	1926	4	6000	N	N	5651 45TH AV SW
007	239160	1645	2/1/03	\$549,990	950	1240	8	1979	5	5750	Y	N	4522 51ST PL SW
007	059300	0020	3/1/02	\$399,000	960	530	8	1958	4	6750	N	N	5406 SW BEACH DRIVE TER
007	394890	0010	9/1/02	\$498,000	1020	540	8	1999	3	4500	Y	N	6727 HOLLY PL SW
007	762570	0881	6/1/02	\$385,000	1030	810	8	1947	5	8300	Y	N	5264 46TH AV SW
007	214120	0045	5/1/02	\$385,000	1070	570	8	1983	3	6350	Y	N	4417 53RD AV SW
007	390210	0135	12/1/03	\$432,000	1100	850	8	1951	4	7600	Y	N	4949 ERSKINE WY SW
007	515420	0030	6/1/03	\$477,000	1110	600	8	1940	4	5950	N	N	4800 BEACH DR SW

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**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	762570	1530	6/1/02	\$395,000	1110	900	8	1910	5	6250	N	N	5613 44TH AV SW
007	762620	0300	2/1/03	\$322,500	1150	0	8	1928	4	5000	N	N	6545 FAUNTLEROY WY SW
007	793600	0089	3/1/02	\$385,000	1170	1170	8	1962	4	8700	Y	N	5266 SW JACOBSEN RD
007	793600	0726	12/1/02	\$432,000	1180	840	8	1952	3	6530	Y	N	5325 47TH AV SW
007	762570	1125	9/1/03	\$361,200	1190	280	8	1954	4	6000	N	N	5426 46TH AV SW
007	762570	3875	9/1/02	\$385,000	1230	1030	8	1954	4	8550	N	N	6528 49TH AV SW
007	762570	3875	4/1/02	\$360,000	1230	1030	8	1954	4	8550	N	N	6528 49TH AV SW
007	738450	0090	7/1/03	\$450,000	1260	560	8	1926	4	3294	Y	N	5427 SW JACOBSEN RD
007	422990	0205	2/1/02	\$436,000	1290	1290	8	1954	3	6250	Y	N	5417 47TH AV SW
007	858740	0060	11/1/02	\$545,000	1300	600	8	1961	4	6160	Y	N	4523 53RD AV SW
007	252340	0075	7/1/03	\$385,500	1320	570	8	1947	3	6450	Y	N	5016 ERSKINE WY SW
007	252340	0075	5/1/02	\$330,000	1320	570	8	1947	3	6450	Y	N	5016 ERSKINE WY SW
007	281560	0135	1/1/02	\$349,950	1340	510	8	1931	4	3901	N	N	4712 SW JUNEAU ST
007	558020	0050	10/1/02	\$388,000	1370	960	8	1997	3	5080	N	N	5236 49TH AV SW
007	941740	0415	5/1/02	\$308,500	1370	0	8	1996	3	5875	N	N	4706 SW RAYMOND ST
007	762570	0950	11/1/02	\$387,500	1390	0	8	1915	5	6000	N	N	5437 46TH AV SW
007	281010	0170	3/1/02	\$345,000	1430	1400	8	1993	3	4362	N	N	4354 SW MILLS ST
007	762570	0680	11/1/03	\$408,300	1460	440	8	1909	4	6250	Y	N	5231 44TH AV SW
007	281010	0195	2/1/02	\$346,000	1480	0	8	1929	4	4950	N	N	4342 SW MILLS ST
007	015800	0046	12/1/03	\$630,000	1490	1400	8	1949	4	13266	Y	N	6535 49TH AV SW
007	252340	0190	2/1/03	\$337,000	1510	1000	8	1974	3	5406	N	N	5012 47TH AV SW
007	431570	0435	8/1/02	\$374,000	1530	830	8	1910	4	8250	N	N	6729 46TH AV SW
007	793400	0245	5/1/02	\$497,500	1540	1230	8	1983	4	5100	Y	N	5257 46TH AV SW
007	432320	0130	4/1/02	\$365,000	1560	750	8	1926	5	7982	N	N	6750 MURRAY AV SW
007	762570	4092	7/1/02	\$419,000	1650	540	8	2000	3	5750	N	N	6337 46TH AV SW
007	762620	0150	3/1/03	\$500,000	1670	0	8	1984	3	5500	Y	N	6663 BEVERIDGE PL SW
007	059300	0040	2/1/03	\$393,500	1840	0	8	1956	4	6175	N	N	5419 SW BEACH DRIVE TER
007	762570	4085	10/1/02	\$450,000	1840	280	8	1918	5	6000	N	N	6327 46TH AV SW
007	214120	0050	10/1/03	\$445,000	1890	0	8	1983	3	6350	Y	N	4411 53RD AV SW
007	793600	0540	7/1/03	\$515,000	1900	870	8	1988	3	9750	N	N	5111 SW EDMUNDS ST
007	762570	0710	9/1/02	\$419,000	1920	0	8	1913	4	6250	N	N	5263 44TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
007	793600	0459	11/1/02	\$565,000	1940	420	8	1947	4	10439	Y	N	5405 49TH AV SW
007	860890	0045	1/1/03	\$442,000	2280	0	8	1992	3	2925	Y	N	4819 45TH AV SW
007	710410	0006	8/1/03	\$519,500	2290	0	8	1996	3	4004	N	N	5900 49TH AV SW
007	793600	0345	9/1/03	\$835,000	1590	910	9	2003	3	8000	Y	N	5042 BEACH DR SW
007	760310	0025	9/1/03	\$525,000	1630	0	9	1979	3	4300	Y	N	4624 BEACH DR SW
007	743600	0030	5/1/03	\$498,500	2358	0	9	2002	3	4083	N	N	4811 SW GRAHAM ST
007	743600	0120	5/1/03	\$489,950	2440	0	9	2003	3	6174	N	N	4717 SW GRAHAM ST
007	743600	0032	6/1/03	\$480,000	2460	0	9	2002	3	4064	N	N	4807 SW GRAHAM ST
007	762570	4253	5/1/03	\$529,950	2527	0	9	2003	3	4800	N	N	6306 45TH AV SW
007	431570	0135	11/1/02	\$488,000	2550	0	9	1997	3	4023	N	N	6716 46TH AV SW
007	764940	0380	4/1/02	\$575,000	2606	300	9	2002	3	5125	N	N	5307 49TH AV SW
007	281560	0050	3/1/03	\$512,000	2780	0	9	2003	3	8967	N	N	5612 48TH AV SW
007	281060	0035	2/1/02	\$477,500	2921	0	9	2001	3	4480	N	N	4318 SW WILLOW ST
007	793600	0093	5/1/02	\$1,050,000	3170	0	9	1963	4	8092	Y	Y	4761 BEACH DR SW
007	793650	0171	8/1/02	\$1,225,000	2080	1140	10	1998	3	5354	Y	Y	5933 BEACH DR SW
007	764940	0130	4/1/03	\$575,000	2460	0	10	1995	3	2800	Y	N	5118 SW CANADA DR
007	015800	0015	5/1/02	\$759,947	2460	510	10	1993	3	13345	Y	N	6562 BEACH DR SW
007	015800	0005	4/1/02	\$875,000	2480	2480	10	1962	3	37200	Y	N	6546 BEACH DR SW
007	762570	0935	2/1/02	\$649,000	2500	0	10	2001	3	6000	N	N	5423 46TH AV SW
007	793600	0557	4/1/02	\$890,000	2686	783	10	2002	3	7905	Y	N	4707 51ST PL SW
007	793600	0571	3/1/02	\$850,000	2710	783	10	2002	3	7905	Y	N	4703 51ST PL SW
007	743600	0171	11/1/02	\$885,000	3050	0	10	1996	3	7000	Y	N	5001 SW MORGAN ST
007	793500	0465	4/1/02	\$875,000	3290	940	10	1997	3	7420	Y	N	5906 BEACH DR SW
007	793600	0250	11/1/03	\$2,150,000	4320	1860	10	1912	5	12619	Y	Y	4875 BEACH DR SW
007	793650	0200	6/1/03	\$2,300,000	2780	1000	11	1930	5	20510	Y	Y	5957 BEACH DR SW
007	515420	0020	11/1/03	\$1,500,000	3000	1100	11	2001	3	6155	Y	Y	4807 BEACH DR SW
007	793600	0012	6/1/02	\$1,050,000	3720	0	11	1989	3	9487	Y	N	4402 BEACH DR SW

***Improved Sales Removed from this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	005900	0615	5/1/03	\$43,906	DORRatio
001	015100	0070	8/1/03	\$192,500	PARTIAL INT; RELATED PARTY, FRIEND, OR NGHBR
001	058500	0245	9/1/02	\$174,816	PARTIAL INT; RELATED PARTY, FRIEND, OR NGHBR
001	091300	0146	3/1/03	\$620,000	ESTATE ADMIN, GUARD, OR EXEC; NO MKT EXPOSURE
001	091300	0470	1/1/02	\$88,615	QUIT CLAIM DEED; PARTIAL INT (103, 102, Etc.) DORRatio
001	637200	0335	1/1/02	\$250,000	Diagnostic Outliers
001	637200	0435	5/1/02	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	637450	0075	10/1/03	\$146,897	Diagnostic Outliers
001	637450	0091	7/1/02	\$365,000	TEAR DOWN; IMP CHAR CHANGED SINCE SALE
001	761620	0040	1/1/03	\$310,950	UnFinArea
001	761620	0095	5/1/03	\$294,000	UnFinArea
001	762120	0100	9/1/03	\$95,500	DORRatio
001	927420	1720	4/1/02	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	927420	1820	1/1/03	\$331,000	ESTATE ADMIN, GUARD, OR EXEC; NO MKT EXPOSURE
001	927420	1820	2/1/03	\$365,000	NO MARKET EXPOSURE
001	927620	1190	8/1/02	\$350,000	ESTATE ADMIN, GUARD, OR EXEC; NO MKT EXPOSURE
001	927620	1200	8/1/02	\$175,000	ESTATE ADMIN, GUARD, OR EXEC; NO MKT EXPOSURE
001	927620	1215	5/1/03	\$380,000	Diagnostic Outliers
001	927620	1445	8/1/02	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	927920	0770	10/1/03	\$588,000	IMP CHAR. DO NOT REFLECT DATA AT TIME OF SALE
003	683770	0065	7/1/03	\$812,000	Diagnostic Outliers
003	719280	0155	5/1/03	\$298,900	RELOCATION - SALE BY SERVICE
003	719280	0155	5/1/03	\$298,900	RELOCATION - SALE TO SERVICE
003	798740	0316	10/1/03	\$250,000	Diagnostic Outliers
003	798740	0332	12/1/03	\$333,900	Diagnostic Outliers
003	798740	0332	3/1/02	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	915160	0140	9/1/03	\$419,000	Relocation Sale
003	915160	0570	2/1/02	\$375,000	ImpCount
003	915160	0700	8/1/03	\$12,000	QUIT CLAIM DEED DORRatio
003	927420	4570	6/1/03	\$275,000	RELOCATION - SALE BY SERVICE
003	927420	4570	6/1/03	\$275,000	RELOCATION - SALE TO SERVICE
003	927570	0016	6/1/02	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE %Compl
003	927570	0810	8/1/02	\$330,000	NO MARKET EXPOSURE
003	927570	0870	6/1/03	\$175,000	Diagnostic Outliers
003	927570	1630	10/1/02	\$140,000	NO MARKET EXPOSURE; ASSUMPTION OF MORTGAGE
003	927570	1895	5/1/03	\$435,000	Diagnostic Outliers
003	927570	1945	5/1/02	\$400,000	IMP. CHAR CHANGED SINCE SALE UnFinArea
003	927570	2420	9/1/02	\$525,000	Relocation Sale
003	927570	2430	11/1/02	\$470,000	IMP. CHAR CHANGED SINCE SALE
003	927570	3340	4/1/03	\$319,950	ImpCount
003	927570	3400	12/1/02	\$315,000	IMP. CHAR CHANGED SINCE SALE
003	934540	0015	4/1/02	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHELL
005	005600	0205	1/1/02	\$400,000	NO MARKET EXPOSURE
005	005600	0210	12/1/02	\$95,687	ESTATE ADMIN, GUARDIAN, OR EXECUTOR DORRatio
005	014200	0040	12/1/02	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	014800	0466	9/1/03	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	014800	0640	3/1/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	014800	0680	4/1/02	\$335,000	IMP. CHAR CHANGED SINCE SALE; RELATE PARTY ETC
005	021920	0076	2/1/02	\$495,000	NO MARKET EXPOSURE
005	021940	0085	2/1/02	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	037500	0205	10/1/02	\$253,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	102100	0025	5/1/02	\$460,000	Diagnostic Outliers
005	102400	0050	3/1/02	\$513,000	NO MKT EXPOSURE; FULFILLMENT OF CONTRACT DEED
005	130930	0070	5/1/02	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	147440	0075	12/1/02	\$230,000	IMP. CHAR CHANGED SINCE SALE PreVImp<=10K
005	152403	9048	9/1/03	\$770,000	Diagnostic Outliers
005	156310	0985	5/1/02	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	156310	1175	11/1/02	\$219,000	NO MARKET EXPOSURE
005	156310	2005	10/1/03	\$610,000	Corporate Affiliates
005	156310	2005	11/1/03	\$865,000	Corporate Affiliates, QCD
005	156310	2440	10/1/02	\$585,000	NO MARKET EXPOSURE
005	156310	2615	12/1/02	\$576,667	Corporate Affiliates
005	156310	2880	3/1/02	\$450,000	NO MARKET EXPOSURE
005	156310	3020	10/1/02	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	181880	0101	12/1/03	\$235,000	Diagnostic Outliers
005	205610	0225	11/1/03	\$735,000	ImpCount
005	205610	0585	5/1/03	\$156,819	PARTIAL INTEREST (103, 102, Etc.) DORRatio
005	210270	0020	4/1/02	\$666,500	NO MARKET EXPOSURE
005	513500	0050	3/1/03	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
005	636590	0015	4/1/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	636590	0265	10/1/02	\$111,819	QUIT CLAIM DEED DORRatio
005	636590	0275	8/1/02	\$114,387	NO MARKET EXPOSURE DORRatio
005	636590	0335	1/1/03	\$126,580	RELATED PARTY, FRIEND, OR NEIGHBOR DORratio
005	637150	0015	9/1/03	\$131,177	DORRatio
005	637250	0005	5/1/03	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	637400	0035	4/1/02	\$582,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	637400	0310	11/1/03	\$154,709	DORRatio
005	638450	0165	4/1/02	\$270,000	NO MARKET EXPOSURE
005	638450	0275	10/1/02	\$101,104	QUIT CLAIM DEED DORRatio
005	700770	0260	12/1/03	\$210,000	Diagnostic Outliers
005	738850	0070	9/1/02	\$710,000	NON-REPRESENTATIVE SALE
005	771260	0035	7/1/02	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE %Compl
005	782870	0007	10/1/03	\$276,500	Diagnostic Outliers
005	942240	0026	2/1/03	\$355,000	ImpCount
005	949020	0110	9/1/02	\$340,000	Diagnostic Outliers
007	031200	0190	12/1/03	\$100,919	DORRatio
007	031200	0240	4/1/02	\$199,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
007	175070	0030	6/1/02	\$172,000	ImpCountNO MARKET EXPOSURE
007	239160	1205	6/1/03	\$200,000	Diagnostic Outliers
007	239160	1430	3/1/03	\$463,500	Diagnostic Outliers
007	239160	1645	5/1/02	\$470,801	EXEMPT FROM EXCISE TAX
007	239160	1645	10/1/02	\$311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	280960	0115	10/1/02	\$350,000	SEGREGATION AND/OR MERGER
007	280960	0225	2/1/02	\$245,000	Diagnostic Outliers
007	281560	0050	3/1/02	\$186,000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
007	380750	0010	2/1/03	\$186,500	Diagnostic Outliers
007	390210	0120	7/1/03	\$26,667	QCD; EXEMPT FROM EXCISE TAX; DORRatio
007	422990	0080	12/1/03	\$103,500	DORRatio
007	422990	0215	1/1/02	\$333,000	NO MKT EXPOSURE; RELATED, FRIEND, OR NGHBR
007	431570	0275	12/1/03	\$445,000	ActivePermitBeforeSale>25K
007	431570	0515	8/1/03	\$115,150	DORRatio
007	431570	1070	7/1/03	\$949,000	Obsol
007	432320	0045	9/1/03	\$182,500	Diagnostic Outliers
007	432320	0115	8/1/03	\$299,950	ActivePermitBeforeSale>25K
007	558020	0020	7/1/02	\$180,000	NO MARKET EXPOSURE
007	570550	0020	1/1/03	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	570550	0040	5/1/02	\$254,000	Diagnostic Outliers
007	710410	0056	7/1/02	\$229,000	NO MARKET EXPOSURE
007	710410	0065	5/1/03	\$353,000	EXEMPT FROM EXCISE TAX
007	743550	0125	4/1/02	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	743600	0045	4/1/03	\$287,000	Obsol
007	743600	0120	4/1/02	\$165,000	TEAR DWN; IMP CHAR CHANGED SINCE SALE DORRatio
007	743600	0125	11/1/03	\$380,000	Diagnostic Outliers
007	743600	0140	5/1/03	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	743600	0171	11/1/02	\$885,000	Relocation Sale
007	743600	0246	1/1/03	\$740,000	Diagnostic Outliers
007	757120	0020	8/1/02	\$353,000	ImpCountTEAR DOWN DORRatio
007	757120	0020	7/22/03	\$685,000	Property assessed different than property sold
007	757120	0020	11/10/03	\$580,000	Property assessed different than property sold
007	762570	0605	1/1/02	\$142,500	IMP. CHAR CHANGED SINCE SALE DORRatio
007	762570	0770	11/1/03	\$515,000	ActivePermitBeforeSale>25K
007	762570	0831	3/1/02	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	762570	1230	2/1/02	\$150,000	NO MARKET EXPOSURE UnFinArea DORRatio
007	762570	1471	6/1/02	\$196,500	NO MARKET EXPOSURE
007	762570	1700	8/1/02	\$185,000	QUIT CLAIM DEED
007	762570	1935	7/1/02	\$165,000	Imp Changed Since Sale, Estate Sale
007	762570	2015	3/1/03	\$69,621	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	762570	2190	7/1/03	\$99,543	DORRatio
007	762570	3624	11/1/03	\$312,047	Diagnostic Outliers
007	762570	3624	11/1/03	\$46,674	DORRatio
007	762570	3865	11/1/02	\$195,000	NO MARKET EXPOSURE
007	762570	4035	4/1/02	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	762570	4253	7/1/02	\$165,000	DORRatio
007	762570	4255	1/1/02	\$454,950	SEGREGATION AND/OR MERGER
007	762570	4335	12/1/03	\$435,000	Diagnostic Outliers
007	762570	4365	11/1/02	\$169,750	NO MARKET EXPOSURE; QUIT CLAIM DEED
007	764990	0005	2/1/02	\$880,000	TEAR DWN; IMP. CHAR CHANGED SINCE SALE DORRatio
007	793400	0252	2/1/03	\$245,000	Diagnostic Outliers

***Improved Sales Removed from this Annual Update Analysis***  
**Area 16**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	793500	0025	10/1/03	\$690,000	Diagnostic Outliers
007	793500	0270	12/1/03	\$1,008,000	Diagnostic Outliers
007	793600	0082	9/1/02	\$420,000	NO MARKET EXPOSURE
007	793600	0164	3/1/02	\$722,400	UnFinArea
007	793600	0345	9/1/02	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793600	0406	8/1/02	\$995,000	TEAR DWN; IMP. CHAR CHANGED SINCE SALE %Compl
007	793600	0417	7/1/03	\$812,500	Diagnostic Outliers
007	793600	0423	4/1/02	\$705,000	TEAR DWN; ESTATE ADMIN, GUARD, OR EXEC %Compl
007	793600	0480	10/1/03	\$250,000	Diagnostic Outliers
007	793600	0593	5/1/02	\$932,000	NO MARKET EXPOSURE
007	793600	0603	8/1/03	\$381,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	793600	0679	9/1/02	\$242,500	IMP. CHAR CHANGED SINCE SALE UnFinArea
007	793600	0690	6/1/02	\$82,964	QUIT CLAIM DEED DORRatio
007	814960	0035	4/1/03	\$205,000	Diagnostic Outliers
007	814960	0365	11/1/03	\$247,500	Diagnostic Outliers
007	884630	0095	7/1/03	\$339,500	Diagnostic Outliers
007	910000	0090	5/1/03	\$285,000	PrevImp<=10K
007	910000	0090	1/1/03	\$175,000	NO MARKET EXPOSURE PrevImp<=10K
007	911600	0040	7/1/03	\$373,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	931980	0005	1/1/03	\$243,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	939370	0075	6/1/02	\$31,422	QUIT CLAIM DEED DORRatio
007	941740	0045	3/1/03	\$246,540	ESTATE ADMIN, GUARD, OR EXEC; RELATED PARTY ETC
007	941740	0210	10/1/03	\$150,000	Diagnostic Outliers
007	941740	0435	12/1/03	\$351,550	Diagnostic Outliers

***Vacant Sales Used in this Annual Update Analysis***  
**Area 16**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	927220	2460	10/7/02	\$90,000	3145	0	0
3	011700	0085	3/25/03	\$125,000	2875	0	0
5	102100	0040	1/18/02	\$179,000	3481	Y	0
5	156310	1315	5/2/02	\$95,000	10000	Y	0
7	280960	0120	6/2/03	\$165,000	3157	0	0
7	432320	0113	8/29/02	\$140,000	3485	0	0
7	793500	0566	11/18/03	\$105,000	5850	0	0
7	941740	0334	8/6/03	\$170,000	5000	0	0

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 16**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	015400	0025	9/4/2003	\$150,000	PER E-SLIP PARTIAL INTEREST ONLY
1	015400	0025	8/28/2003	\$150,000	PER E-SLIP PARTIAL INTEREST ONLY
3	927570	3020	9/11/2002	\$5,200	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	515420	0075	12/4/2003	\$550,000	MULTI PARCEL SALE INCLUDED IMPROVED PARCEL
7	793600	0087	12/4/2003	\$1,000	MULTI PARCEL SALE



**King County**  
**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr